



PLANNING COMMISSION STAFF REPORT

DATE: JANUARY 13, 2016

SUBJECT: RIC GRENELL & MATTHEW LASHEY, FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 3,857-SQUARE FOOT HOUSE ON A HILLSIDE LOT AND AN ADMINISTRATIVE MINOR MODIFICATION REQUESTING AN INCREASE IN BUILDING HEIGHT LOCATED AT 141 RIDGE MOUNTAIN DRIVE, ZONE R-1-A-H. (CASE 3.3921 MAJ, 7.1491 AMM)

FROM: Flinn Fagg, AICP, Director of Planning Services

SUMMARY

The Planning Commission to review a Major Architectural Application to construct a 3,857-square foot house on a hillside lot and an Administrative Minor Modification requesting an increase in building height.

RECOMMENDATION:

Approve as submitted with conditions.

ISSUES:

- In establishing a point of measurement for the base pad height, the Palm Springs Zoning Code (PSZC) under definition of "Building Height" allows lots in excess of 30,000-square feet to be measured from adjacent natural grade which is 8' above street curb.
- Starting pad height at adjacent natural grade to be 567.7'.
- Highest portion of house proposed at 597 feet.
- Maximum height of house to be 29.3' feet as measured from natural grade.
- Administrative Minor Modification (AMM) allows modification of the right of zone building height of 18 feet to a maximum of 30 feet.
- AMM request to increase building height 11.3' over the allowable 18 feet within the R-1-A-H zone.
- Maximum height on adjacent Lot 7 (Gold Residence) approved at 26.6' from first floor with starting point of measurement of 559' at street curb.
- AAC reviewed the project and voted to recommend approval with the following recommendation and suggestion:
 1. Supply a photo montage with view from the site above.
 2. A story pole at highest point on the site (suggested to Planning Commission)

BACKGROUND:

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
11/23/2015	AAC reviewed the project and requested additional computer renderings showing terrain and adjacent homes; and a 3-D model.
12/7/2015	AAC reviewed project and voted 5-1-1 to recommend approval to the Planning Commission with the following recommendation and suggestion: <ol style="list-style-type: none"> 1. Supply a photo montage with view from the site above. 2. A story pole at highest point on the site (suggested to Planning Commission)

Most Recent Ownership	
8/28/2015	Ric Grenell & Matthew Lashey
Neighborhood Notification	
January 5, 2016	Email notification of hillside application sent to the Canyon Corridor Neighborhood Organization.

Field Check	
November 2015	Staff visited site to observe existing conditions

Notification	
January 5, 2016	Notice sent to all adjacent and abutting property owners.
Details of Application Request	
Site Area	
Net Area	1.69-acres



Subject Site: 141 Ridge Mountain Drive

ANALYSIS:

<i>Surrounding Property</i>	<i>Existing General Plan Designations</i>	<i>Existing Land Use</i>	<i>Existing Zoning Designations</i>
Subject Property	ER (Estate Residential), 2 Units per acre	Single-Family Residential - Vacant	O-20 (Single-Family Residential)
North	ER (Estate Residential), 2 Units per acre	Single-Family Residential	O-20 (Single-Family Residential)
South	ER (Estate Residential), 2 Units per acre	Single-Family Residential	O-20 (Single-Family Residential)
East	ER (Estate Residential), 2 Units per acre	Single-Family Residential - Vacant	O-20 (Single-Family Residential)
West	ER (Estate Residential), 2 Units per acre	Single-Family Residential - Vacant	O-20 (Single-Family Residential)

DEVELOPMENT STANDARDS:

	R-1-A-H	Proposed Project
Lot Area	20,000-square feet	1.69-acres (conforms)
Lot Width	130 feet	208 feet (conforms)
Lot Depth	120 feet	284 feet (conforms)
Front Yard	25 feet	42 feet (conforms)
Side Yard	10 feet	31 feet (conforms)
Rear Yard	15 feet	165 feet (conforms)
Building Height (max.)	12 feet at setback line to max 18 at a 4:12 slope	29.3' (conforms with approval of AMM)
Bldg. Coverage	35% lot coverage	13% (conforms)
House / Garage	1,500 – sq ft	3,857 - sq. ft. (conforms)
Off-street parking	2 covered spaces	2 covered provided (conforms)
Landscaping	No specific requirements	Landscape plan provided (conforms)

PROJECT DESCRIPTION:

The applicant is seeking approval to construct a 3,857-square foot house and garage on a vacant hillside lot in the Ridge Mountain development. The subject parcel is part of a 9-lot subdivision approved in 1984. As part of the Conditions of Approval for Tract 16495 condition #8 states "The final map shall designate all building pads within 100 feet of the access roadway. Designated building pads shall be indicated for comparison purposes with flexibility that variations may be desirable upon review of specific architectural applications." The recorded Tract Map shows specific boxes for each lot showing the "structure bounds"; however condition #8 gives some latitude to develop the site based upon existing topographic features. In this case, a small pad has been

graded in the area identified on the Tract Map; however the proposed house and exercise room extends beyond these boundaries. The project architect has provided several drawings explaining the site planning process taking into consideration existing rock outcroppings and avoiding the construction of major retaining walls.

The applicant has also provided section diagrams indicating the guiding factors in determining the building height with terracing the structure into the hillside. The proposed house will be a multi-level residence with a ground floor garage and mechanical room totaling 826-square feet; a main level consisting of living, lounge, kitchen, exercise room, and main entry totaling 2,288-square feet; and a second level master suite totaling 1,202-square feet. The applicant states that the natural topography was carefully studied using five guiding factors in determining the placement of the residence. These factors included: views, adjacent properties, solar orientation, topographic features, and the Tract Map building envelope. From this analysis the structure has been stacked into the hillside starting with the garage level, the main floor above natural grade, and the second level cantilevered over and anchored into the hillside.



House Perspective

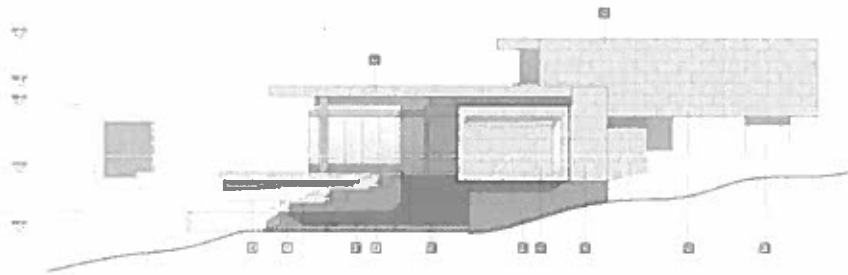
Building materials include Angelus block gray color for the sub-surface building base; fiber cement board for the main house structure; additional building materials include cast in place concrete, plaster walls, fiber board, aluminum anodized windows,

patterned sheet metal solar screens, porcelain tile for infinity pool edge, and natural stone. Solar panels are proposed on the roof.

Building Height:

The applicant is seeking an Administrative Minor Modification (AMM) to increase the building height to a maximum of 29.3'. Section 94.06.01(A)(8) of the Palm Springs Zoning Code (PSZC) allows a modification of building height to a maximum of thirty (30) feet for hillside lots granted by the Planning Commission.

According to the PSZC, measuring building height for lots in excess of 30,000-square feet can be measured from adjacent natural grade. In reviewing site cross-sections, Staff has determined that the natural grade of the lot to be 567.7'. The highest portion of the house will be 597' equating to a building height of 29.3'. The request for the AMM will be for an increase in building height by 11.3'.



Landscaping:

The proposed landscape plan provides a row of Palo Verdes separating the adjacent property to the north and along the driveway. Additional landscaping will include a mixture of cacti, shrubs, agave, and grasses. The remaining site will be left in native plantings.

Architectural Advisory Committee

The Architectural Advisory Committee first reviewed the project on November 23, 2015 and expressed support for the design of the home; however some members were concerned with the impact of the building height on adjacent lots and the relationship of the house to the context of the neighborhood. The AAC voted to continue the case and requested the applicant provide a 3-D model of the site and additional computer generated renderings showing the terrain in relationship to adjacent houses.

In the Staff Report to the Architectural Advisory Committee, Staff recommended that the overall building height be lowered to a point comparable to the existing and proposed development within the subdivision. Staff believes that the structure is too tall and out of scale relative to other existing or proposed houses in the subdivision. The height of the house should be lowered several feet to be comparable in size and scale to existing and proposed houses.

At the December 7, 2015 AAC meeting, the project architect provided a 3-D model of the site showing the placement of the proposed structure situated within the topography of the site. Additional computer renderings were provided showing four views as seen from the street and adjacent lots. The AAC voted 5-1-1 (Faubert, absent/Cassady) to recommend approval as presented to the Planning Commission with the following recommendations and suggestions:

1. Provide a photo montage of views from the site above.
2. A story pole to be placed at the highest point on the site.

In response to the AAC recommendations and suggestions, the applicant has provided several images of the view from the lot to the west overlooking the Grenell/Lashey property. In addition, a balloon marking the height of the top story has been placed on the site.

Administrative Minor Modification

The applicant is requesting an increase in building height pursuant to PSZC Section 94.06.01(A)(8) – *for areas with a grade of ten (10) percent or more, modification of building height to a maximum of thirty (30) feet upon approval of a site plan, and elevations.* In addition, the definition of "Building Height" allows parcels in excess of 30,000-square feet to be measured from adjacent natural grade equating to a starting point of 567.7' which is 8' higher than the street curb. The request to increase the allowable building height from eighteen (18) feet to a maximum height of thirty (30) feet is permissible with an AMM. The increase in building height of 11.3' will allow for a more interesting and better integrated house design blending into the surrounding hillside landscape. By virtue of the differing pad heights as measured from the street curb versus the natural grade, the proposed structure sits 8' higher than the adjacent home (Gold Residence) currently under construction. The Grenell/Lashey home will be built at a higher elevation and will not obstruct views from the adjacent Gold residence or the vacant lot to the west. The applicant has provided several rendered exhibits showing views from adjacent lots.

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 proposed house totaling 3,857-square feet on a hillside lot within the gated Ridge Mountain development will maximize existing views and preserve the natural environment. The proposed house will be a multi-level residence with a ground floor garage and mechanical room totaling 826-square feet; a main level consisting of living, lounge, kitchen, exercise room, and main entry totaling 2,288-square feet; and a second level master suite totaling 1,202-square feet. The structure has been stacked into the hillside starting with the garage level, the main floor above natural grade, and the second level cantilevered over and anchored into the hillside. The siting of the house on a partially graded pad will limit the amount of disturbance to the natural topography. The orientation of the new structure will blend into the topography and complement the surrounding environment.

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 majority of the lots within the Ridge Mountain development remain vacant and undeveloped. However, two lots to the north and south of the subject parcel are developed or under construction. The home to the south is a one-story Mediterranean inspired designed structure; and the two-story modern design home to the north is currently under construction. The design and orientation of the proposed Grenell/Lashey house considered the following factors: views, adjacent properties, solar orientation, topographic features, and the Tract Map 16495 building envelope. Building materials include Angelus block gray color for the sub-surface building base; fiber cement board for the main house structure; additional building materials include cast in place concrete, plaster walls, fiber board, aluminum

anodized windows, patterned sheet metal solar screens, porcelain tile for infinity pool edge, and natural stone. Solar panels are proposed on the roof. The proposed house will not be similar to the adjacent homes by utilizing a unique design that terraces into the sloped hillside, and building materials and color scheme avoiding monotonous repetition.

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 maximum height of the proposed project is 29.3' as measured from natural grade. Pursuant to Section 94.06.01(A)(8) of the PSZC. "*hillside properties have a maximum allowable height of 30 feet but require an approval of an Administrative Minor Modification to increase height*". In addition, PSZC allows measuring building height for lots in excess of 30,000-square feet to be from adjacent natural grade. Site cross-sections have determined that the natural grade of the lot to be 567.7' with the highest portion of the house to be 597' equating to a building height of 29.3'. The request for an AMM will be for an increase in building height by 11.3'. The proposed multi-level structure will terrace up the hillside limiting the amount of disturbance of the natural environment. All other setback requirements have been met.

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,*

Building materials include Angelus block gray color for the sub-surface building base; fiber cement board for the main house structure; additional building materials include cast in place concrete, plaster walls, fiber board, aluminum anodized windows, patterned sheet metal solar screens, porcelain tile for infinity pool edge, and natural stone. Solar panels are proposed on the roof.

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;*

The site currently is in a semi-natural state with large boulders and rock outcroppings, and native scrub brush. Some grading has occurred resulting in a small pad site in the location of the proposed structure. The proposed landscaping plan will provide a row of Palo Verdes separating the adjacent property to the north and along the driveway. Additional landscaping will include a mixture of cacti, shrubs, agave, and grasses. The remaining site will be left in native plantings. The proposed water-efficient plants are located in a manner that conforms to the topography of the site and will be consistent with desert surroundings.

Findings of the Administrative Minor Modification

1. *The requested minor modification is consistent with the General Plan, applicable Specific Plan(s) and overall objectives of the zoning ordinance.*

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 (PSZC), Section 94.06.01(A)(5) and 94.06.01(A)(8) specifically allows for the requests.

2. *The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the minor modification.*

The request for an increase in building height from eighteen (18) feet to a maximum of 29.3' due to topographic features will not impact surrounding properties and will limit the amount of grading required to construct the house. The request to increase building height by 11.3' will allow for the house to be terraced up the natural slope limiting disturbance of the hillside. The established natural grade elevation is 567.7' feet with the highest portion of the house at 597 feet. Residences on hillside lots can be built to a maximum height of 30 feet with approval of an AMM. The proposed height of the project will not adversely affect neighboring properties.

3. *The 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.*

All building and renovations will be built to the Uniform Building Code, and Palm Springs Zoning Code as modified by this Administrative Minor Modification, and Fire Code.

4. *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.*

The modification of building height is warranted due to the topography and physical characteristics of the site with the desire to limit the amount of grading

required. The proposed new house will meet all other R-1-A-H zone established setbacks. Staff has determined the nature of the height increase request will result in an architectural significant structure consistent with the intent of the Ridge Mountain development and is justified by environmental features.

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
Associate Planner



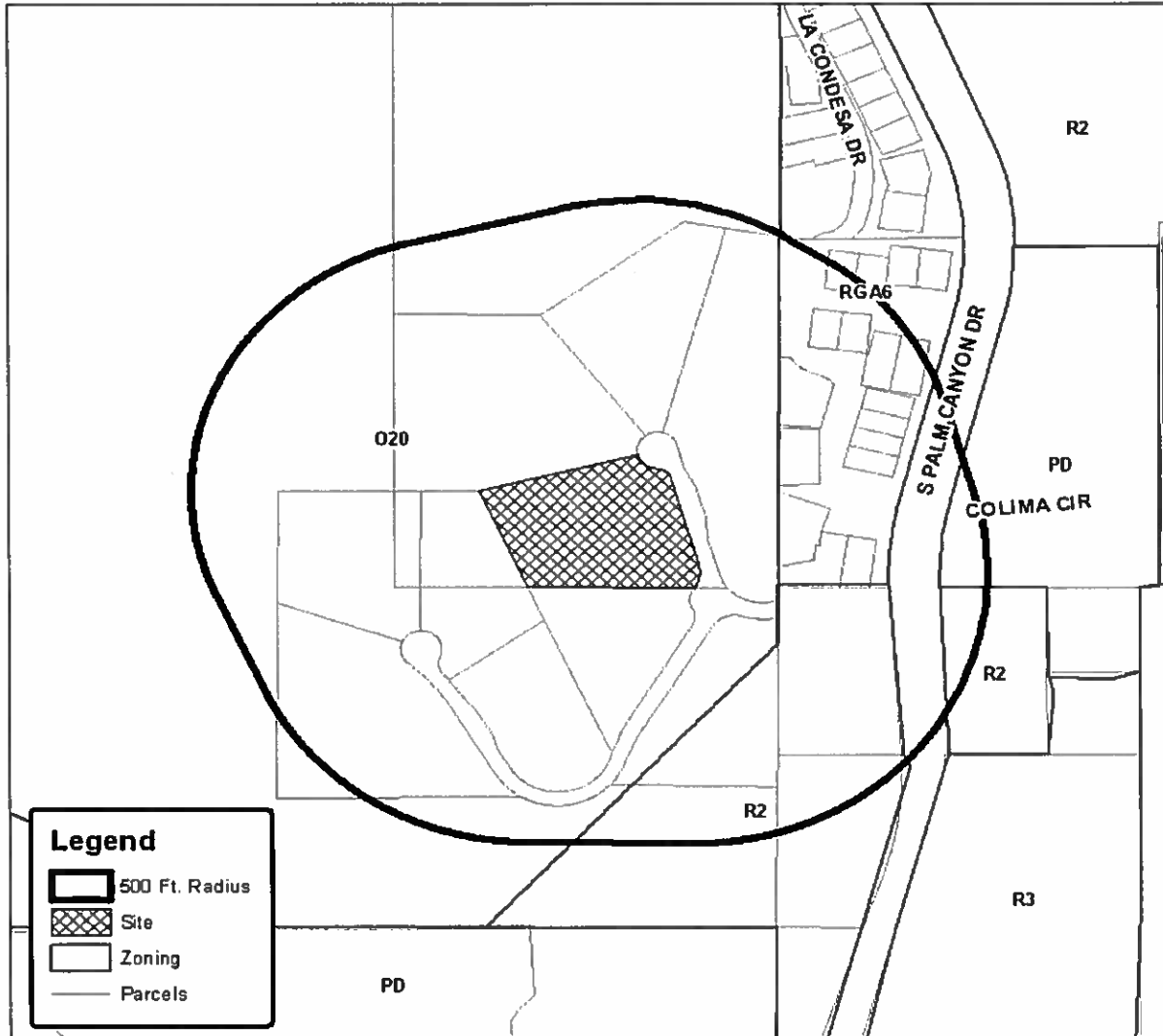
Blinn Fagg, FAICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Resolution
3. Conditions of Approval
4. Justification Letter from Applicant
5. Meeting minutes from 11/23/2015 AAC
6. Meeting minutes from 12/7/2015 AAC
7. Photos of 3-D Model
8. Site Photos
9. Material Board
10. Tract Map 16495
11. Perspective Views
12. Site / Landscape Plan
13. Floor Plans
14. Cross-Sections
15. Building Elevations



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, APPROVING CASE NO. 3.3921 MAJ; AND 7.1491 AMM FOR A MAJOR ARCHITECTURAL APPROVAL FOR THE CONSTRUCTION OF A 3,857-SQUARE FOOT HOUSE ON A HILLSIDE LOT AND AN ADMINISTRATIVE MINOR MODIFICATION FOR AN INCREASE OF BUILDING HEIGHT TO 29.3 FEET; AND LOCATED AT 141 RIDGE MOUNTAIN DRIVE, ZONE R-1-A-H, SECTION 34.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

A. Ric Grenell and Matthew Lashey, ("Applicant") has filed an application with the City pursuant to Section 94.04.00 of the Zoning Ordinance for the construction of a new a 3,857-square foot house on a hillside lot located at 141 Ridge Mountain Drive, Zone R-1-A-H, Section 34.

B. On November 23, and December 7, 2015, the Architectural Advisory Committee reviewed the proposal and voted 5-1-1 to recommend approval of the project as submitted to the Planning Commission with two recommendations:

1. Supply a photo montage with view from the site above.
2. A story pole at highest point on the site.

C. On January 13, 2016, a public meeting on the application to consider Case 3.3921 MAJ and 7.1491 AMM was held by the Planning Commission in accordance with applicable law.

D. 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

E. 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.

F. 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 proposed house totaling 3,857-square feet on a hillside lot within the gated Ridge Mountain development will maximize existing views and preserve the natural environment. The proposed house will be a multi-level residence with a ground floor garage and mechanical room totaling 826-square feet; a main level consisting of living, lounge, kitchen, exercise room, and main entry totaling 2,288-square feet; and a second level master suite totaling 1,202-square feet. The structure has been stacked into the hillside starting with the garage level, the main floor above natural grade, and the second level cantilevered over and anchored into the hillside. The siting of the house on a partially graded pad will limit the amount of disturbance to the natural topography. The orientation of the new structure will blend into the topography and complement the surrounding environment.

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 majority of the lots within the Ridge Mountain development remain vacant and undeveloped. However, two lots to the north and south of the subject parcel are developed or under construction. The home to the south is a one-story Mediterranean inspired designed structure; and the two-story modern design home to the north is currently under construction. The design and orientation of the proposed Grenell/Lashey house considered the following factors: views, adjacent properties, solar orientation, topographic features, and the Tract Map 16495 building envelope. Building materials include Angelus block gray color for the sub-surface building base; fiber cement board for the main house structure; additional building materials include cast in place concrete, plaster walls, fiber board, aluminum anodized windows, patterned sheet metal solar screens, porcelain tile for infinity pool edge, and natural stone. Solar panels are proposed on the roof. The proposed house will not be similar to the adjacent homes by utilizing a unique design that terrace into the sloped hillside, and building materials and color scheme avoiding monotonous repetition.

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 maximum height of the proposed project is 29.3' as measured from natural grade. Pursuant to Section 94.06.01(A)(8) of the PSZC. *"hillside properties have*

a maximum allowable height of 30 feet but require an approval of an Administrative Minor Modification to increase height". In addition, PSZC allows measuring building height for lots in excess of 30,000-square feet to be from adjacent natural grade. Site cross-sections have determined that the natural grade of the lot to be 567.7' with the highest portion of the house to be 597' equating to a building height of 29.3'. The request for an AMM will be for an increase in building height by 11.3'. The proposed multi-level structure will terrace up the hillside limiting the amount of disturbance of the natural environment. All other setback requirements have been met.

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

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;

Building materials include Angelus block gray color for the sub-surface building base; fiber cement board for the main house structure; additional building materials include cast in place concrete, plaster walls, fiber board, aluminum anodized windows, patterned sheet metal solar screens, porcelain tile for infinity pool edge, and natural stone. Solar panels are proposed on the roof.

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;

The site currently is in a semi-natural state with large boulders and rock outcroppings, and native scrub brush. Some grading has occurred resulting in a small pad site in the location of the proposed structure. The proposed landscaping plan will provide a row of Palo Verdes separating the adjacent property to the north and along the driveway. Additional landscaping will include a mixture of cacti, shrubs, agave, and grasses. The remaining site will be left in native plantings. The proposed water-efficient plants are located in a manner that conforms to the topography of the site and will be consistent with desert surroundings.

G. Pursuant to Section 94.06.01(A)(8) findings for an Administrative Minor Modification of the Palm Springs Zoning Code, the Planning Commission finds:

1. The requested minor modification is consistent with the General Plan, applicable Specific Plan(s) and overall objectives of the zoning ordinance.

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 (PSZC), Section 94.06.01(A)(8) specifically allows for the requests.

2. The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the minor modification.

The request for an increase in building height from eighteen (18) feet to a maximum of 29.3' due to topographic features will not impact surrounding properties and will limit the amount of grading required to construct the house. The request to increase building height by 11.3' will allow for the house to be terraced up the natural slope limiting disturbance of the hillside. The established natural grade elevation is 567.7' feet with the highest portion of the house at 597 feet. Residences on hillside lots can be built to a maximum height of 30 feet with approval of an AMM. The proposed height of the project will not adversely affect neighboring properties

3. The 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.

All building and renovations will be built to the Uniform Building Code, and Palm Springs Zoning Code as modified by this Administrative Minor Modification, and Fire Code.

4. 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.

The modification of building height is warranted due to the topography and physical characteristics of the site with the desire to limit the amount of grading required. The proposed new house will meet all other R-1-A-H zone established setbacks. Staff has determined the nature of the height increase request will result in an architectural significant structure consistent with the intent of the Ridge Mountain development and is justified by environmental features.

THE PLANNING COMMISSION RESOLVES:

Based upon the foregoing, the Planning Commission hereby approves Case 3.3921 MAJ; 7.1491 AMM for the construction of a 3,857-square foot house on a hillside lot and an Administrative Minor Modification to increase building height located at 141

Ridge Mountain Drive subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 13th day of January, 2016.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
Director of Planning Services

RESOLUTION NO.

EXHIBIT A

Case 3.3921 MAJ, and 7.1489 AMM

Ric Grenell and Mathew Lashey

141 Ridge Mountain Drive

January 13, 2016

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 3.3921 MAJ and 7.1491 AMM, 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 October 22, 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 3.3921 MAJ and 7.1491 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, 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. Roof color to be no lighter than off-white in color
- PLN 2. Approval is to be pursuant to plans date stamped October 22, 2015.
- PLN 3. Architectural Advisory Committee recommended approval with the following recommendation and suggestion: 1. Supply a photo montage with the view from the site above; 2. A story pole at highest point on the site.
- PLN 4. 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 5. Notice to future buyers on views. All prospective buyers of 141 Ridge Mountain Drive shall be put on notice that there are no written or implied rights to the preservation of scenic views from any lot.
- PLN 6. Smart Controller for landscape irrigation. The applicant is to use "smart controllers" available from the Desert Water Agency for water efficiency in the irrigation system.

FIRE DEPARTMENT CONDITIONS

These Fire Department conditions may not provide all requirements. Owner/developer is responsible for all applicable state and locally adopted fire codes. 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 October 22, 2015. Additional requirements may be required at that time 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 Buildings and Facilities (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 Personnel Access Requirements: Provide fire personnel 4 ft. access gates and minimum 4 ft. clearance around entire house.

FID 5 Fire Apparatus Access Road Dimensions (CFC 503.2.1): Fire apparatus access roads shall have an unobstructed width of not less than 24 feet 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 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 7 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 8 Operational Fire Hydrant(s) (CFC 507.1, 507.5.1 & 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 9 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 10 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 11 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."

FID 12 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.

Project Notes: Verify exclusion/inclusion of VHFHSZ. Some areas of La Mirada are within the fire severity zone and some are outside of zone.

ENGINEERING CONDITIONS

The Engineering Division 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

RIDGE MOUNTAIN DRIVE (PRIVATE)

- ENG 1. Construct a driveway approach in accordance with City of Palm Springs Standard Drawing No. 201.
- ENG 2. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

SANITARY SEWER

- ENG 3. All sanitary facilities shall be connected to the public sewer system. The existing sewer service to the property shall be used for new sanitary facilities.
- ENG 4. The project is subject to a sewer assessment fee of \$146.19 per lot for construction of the 15" sewer main in Avenida Granada, Calle Palo Fierro

and Laverne Way. The fee shall be paid prior to issuance of the building permit.

GRADING

ENG 5. Submit a Precise Grading Plan prepared by a California registered Civil engineer to the Engineering Division for review and approval. The Precise Grading Plan shall be approved by the City Engineer prior to issuance of grading permit.

- a. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Division for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's or its contractor's Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Engineering Division with current and valid Certificate(s) of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related "PM10" Dust Control issues, please contact AQMD at (909) 396-3752, or at <http://www.AQMD.gov>. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Division prior to approval of the Grading plan.
- b. The first submittal of the Grading Plan shall include the following information: a copy of final approved conformed copy of Conditions of Approval; a copy of a final approved conformed copy of the Site Plan; a copy of current Title Report; a copy of Soils Report; and a copy of the associated Hydrology Study/Report.

ENG 6. Prior to approval of a Grading Plan (or issuance of a Grading Permit), the applicant shall obtain written approval to proceed with construction from the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist. The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at ACBCI-THPO@aguacaliente.net to determine their requirements, if any, associated with grading or other construction. The applicant is advised to contact the Tribal Historic Preservation Officer or Tribal Archaeologist as

early as possible. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring.

- ENG 7. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Temporary dust control perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.
- ENG 8. Temporary dust control perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.
- ENG 9. Within 10 days of ceasing all construction activity and when construction activities are not scheduled to occur for at least 30 days, the disturbed areas on-site shall be permanently stabilized, in accordance with Palm Springs Municipal Code Section 8.50.022. Following stabilization of all disturbed areas, perimeter fencing shall be removed, as required by the City Engineer.
- ENG 10. Prior to issuance of grading permit, the applicant shall provide verification to the City that the Tribal Habitat Conservation Plan (THCP) fee has been paid to the Agua Caliente Band of Cahuilla Indians in accordance with the THCP.
- ENG 11. In accordance with City of Palm Springs Municipal Code, Section 8.50.022 (h), the applicant shall post with the City a cash bond of two thousand dollars (\$2,000.00) per disturbed acre (if there is disturbance of 5,000 square feet or more) at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.
- ENG 12. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of a grading plan.
- ENG 13. The applicant shall provide all necessary geotechnical/soils inspections and testing in accordance with the Geotechnical/Soils Report prepared for the project. All backfill, compaction, and other earthwork shown on the approved grading plan shall be certified by a California registered

geotechnical or civil engineer, certifying that all grading was performed in accordance with the Geotechnical/Soils Report prepared for the project. Documentation of all compaction and other soils testing are to be provided even though there may not be a grading plan for the project. No certificate of occupancy will be issued until the required certification is provided to the City Engineer.

ENG 14. The applicant shall provide pad elevation certifications for all building pads in conformance with the approved grading plan (if required), to the Engineering Division prior to construction of any building foundation.

ENG 15. 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 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) prior to approval of the Grading Plan (if required). The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

DRAINAGE

ENG 16. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. No more than 40-50% of the street frontage parkway/setback areas should be designed as retention basins. On-site open space, in conjunction with dry wells and other subsurface solutions should be considered as alternatives to using landscaped parkways for on-site retention.

ENG 17. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$7271.00 per acre in

accordance with Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

GENERAL

- ENG 18. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including additional pavement repairs to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Desert Water Agency, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, Mission Springs Water District, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than existed prior to construction of the proposed development.
- ENG 19. All proposed utility lines shall be installed underground.
- ENG 20. All existing utilities shall be shown on the improvement plans if required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.
- ENG 21. Upon approval of any improvement plan (if required) by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD 2004 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.
- ENG 22. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.

ENG 23. 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.

TRAFFIC

ENG 24. Construction signing, lighting and barricading shall be provided during all phases of construction 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 Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices (CAMUTCD), dated November 7, 2014, or subsequent editions in force at the time of construction.

ENG 25. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

BUILDING DEPARTMENT CONDITIONS

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

END OF CONDITIONS

Case#: 3.3921

Grenell / Lashey Residence

141 Ridge Mountain Drive

Lot 6 is 1.69 acres, 73,616 SF in land area.

Project Description:

To build a 3 story multi-level new residence on a vacant lot within the Ridge Mountain Trail subdivision in south Palm Springs. The project will consist of a ground level garage and mechanical room totaling 826 SF, a main level consisting of living, lounge, kitchen, guest wing and main entry totaling 2,288 SF, and a second level master suite totaling 1,202 SF.

Request:

Request to increase height to 30' from the top of the curb to first level roof and 38'-6" to second level roof.

Request to locate a portion of the second level plan outside the "Building Structure Envelope" or (BSE)

JUSTIFICATION RESPONSE

The request to increase the height and to locate a portion outside the (BSE) was determined through site plan and section analysis.

Site Analysis:

The natural topography was carefully studied in reference to five guiding factors in determining the placement of the residence:

1. View planes to City and mountains.
2. Blocking Views of and into adjacent homes
3. Solar orientation
4. Topographic situations (rock outcroppings and extreme level shifts)
5. Building Structure Envelope (plan location and maximum height)

Plan Diagrams:

Diagrams indicating guiding factors and derived response.

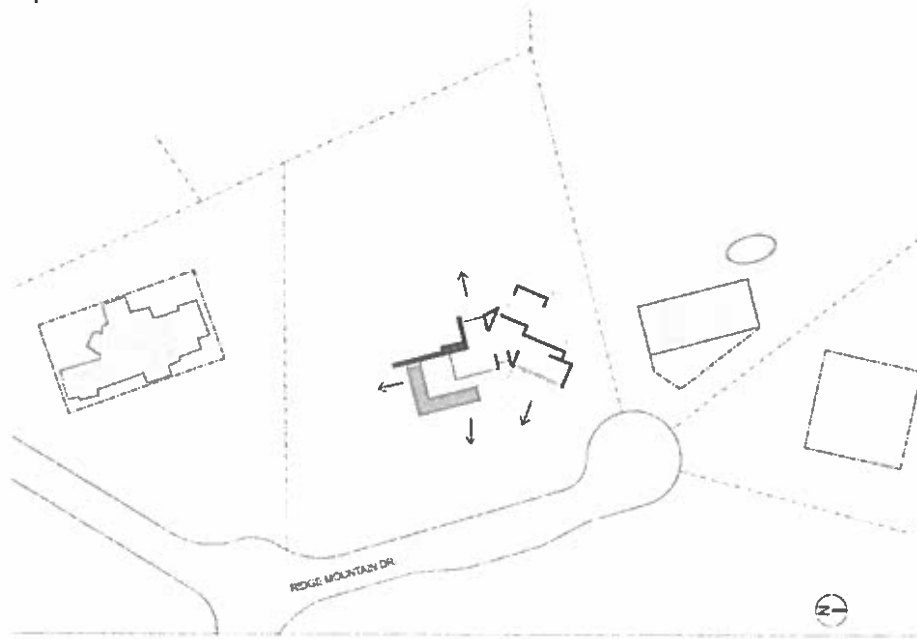
Grenell / Lashey Residence

Case 3.391

OJMR-Architects

1. View planes

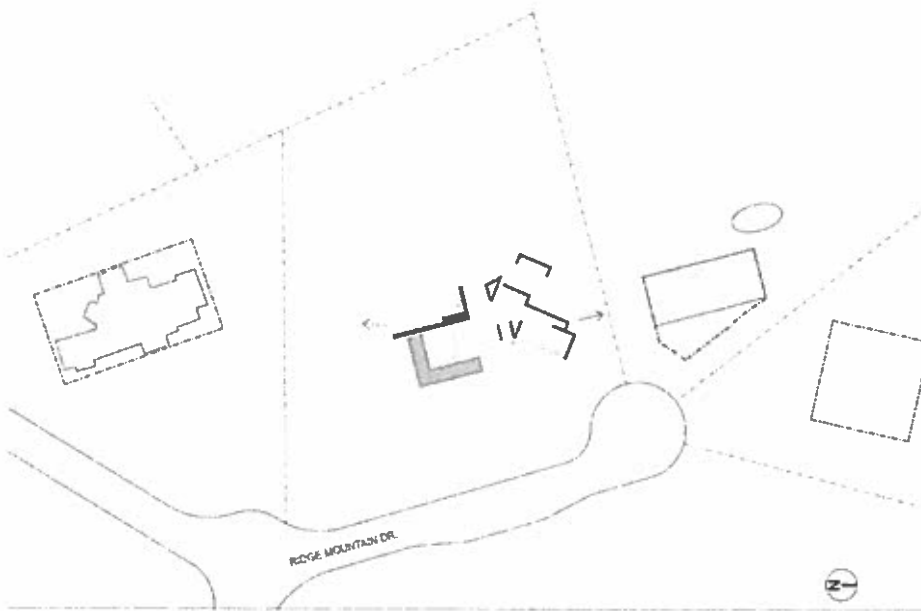
GLASS



VIEW PLANES
FOUR MAJOR VIEW PLANES

2. Blocking Views

SOLID WALLS



BLOCKING VIEWS
SOLID WALLS BLOCKING THE VIEWS OF AND INTO THE
ADJACENT HOUSES

5. Building Structure Envelope (BSE) **SHIFT**

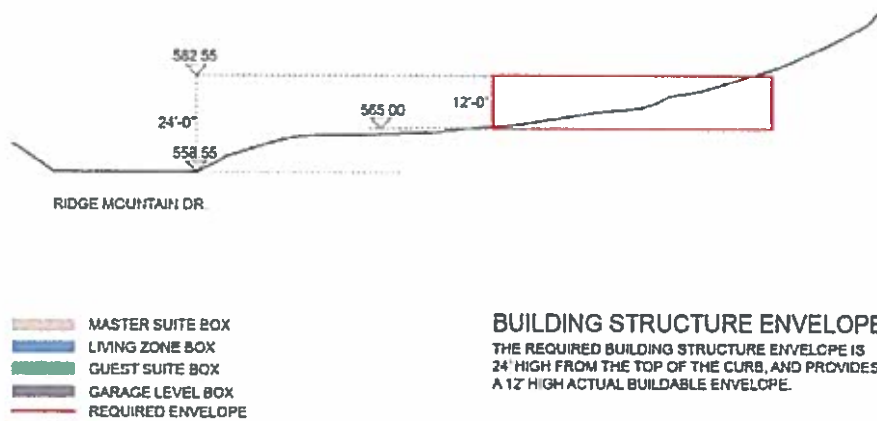


Section Diagrams:

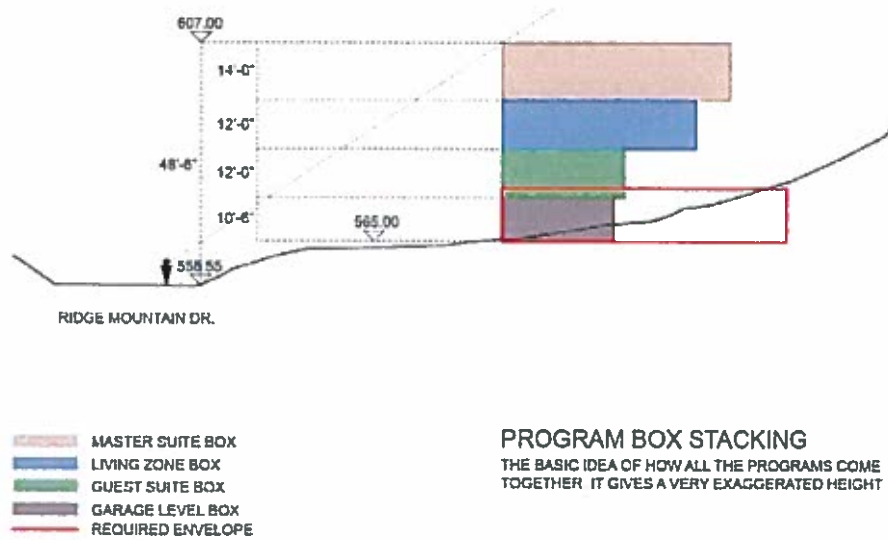
Diagrams indicating guiding factors and derived response.

1. Existing (BSE)

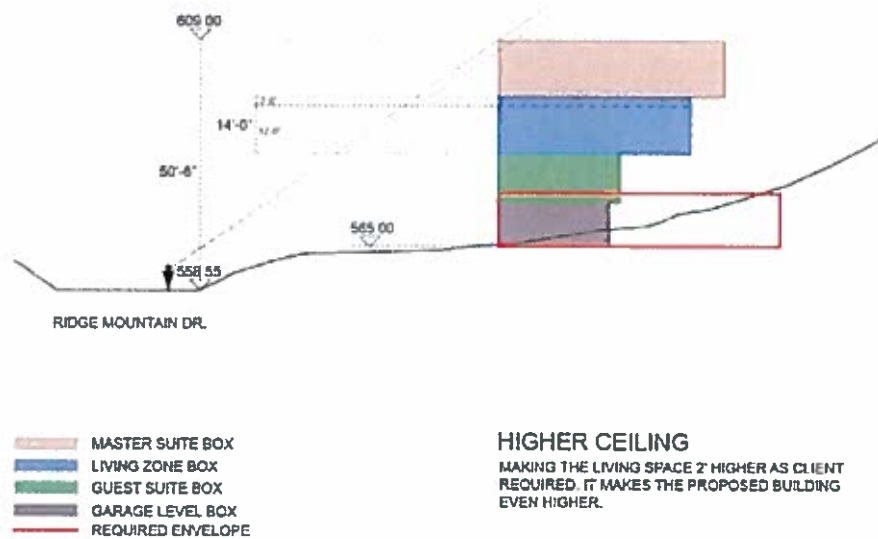
LIMITED HEIGHT = one story



2. Stack Program

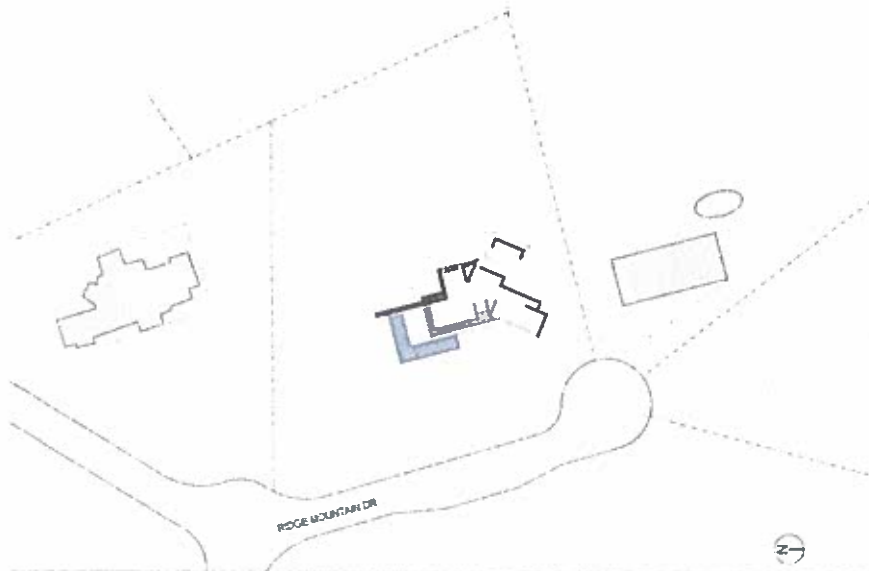


3. Higher Ceiling



3. Solar

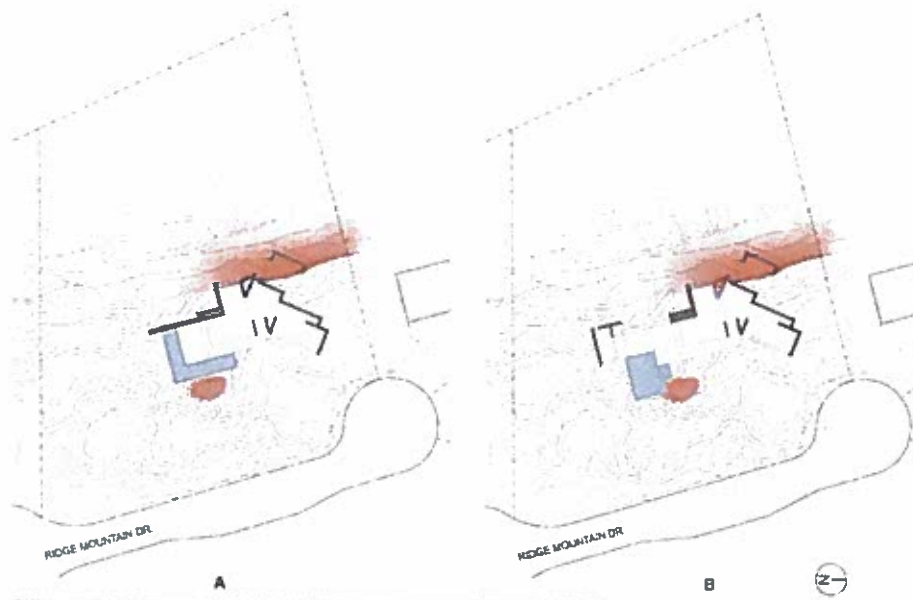
SOLID WALLS, OVERHANGS & SHADING DEVICES



SHADING AREAS
GREY AREAS INDICATE SHADING CREATED BY OVERHANGS.

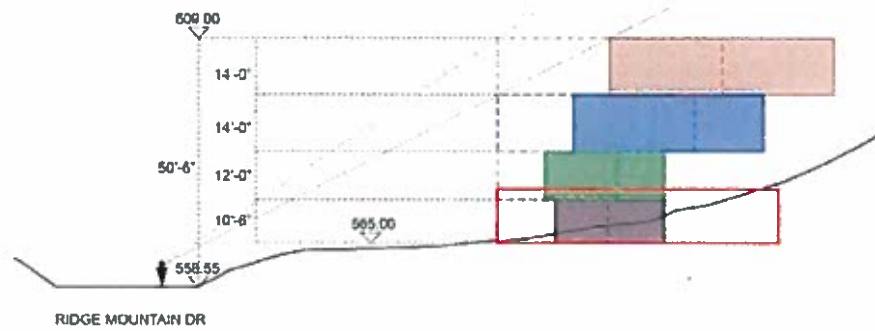
4. Topographic Situations:

ELONGATION



TOPOGRAPHIC SITUATIONS
A: NATURAL CONSTRAINTS
B: ADDED POOL BUILDING AND EXTEND DECK AND POOL / SPA TO AVOID MAJOR ROCK OUTCROPPING.

4. Combine / Reconfigure

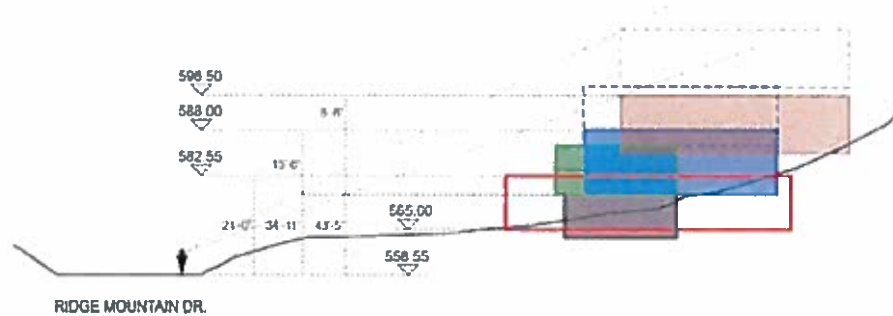


- MASTER SUITE BOX
- LIVING ZONE BOX
- GUEST SUITE BOX
- GARAGE LEVEL BOX
- REQUIRED ENVELOPE

RE-CONFIGURATION

RE-CONFIGURE THE PROGRAM BOXES TO EASE DOWN THE HEIGHT FROM THE STREET VIEW OF THE BUILDING.

5. Compress and Shift



- MASTER SUITE BOX
- LIVING ZONE BOX
- GUEST SUITE BOX
- GARAGE LEVEL BOX
- REQUIRED ENVELOPE

COMPRESSION

COMPRESS THE PROGRAM BOXES TIGHTER TO EASE DOWN THE HEIGHT EVEN MORE AND TO MAKE THE BUILDING SOMEHOW BLEND INTO THE LANDSCAPE.

We achieve a perceived lower building height by combining, compressing and shifting the “stacked boxes” towards the West. This operative creates floating planes and produces a subtle massing articulation which counters the stark two story walls /roofs that exist in both the neighboring structures.

We think our approach is harmonious and respects the hillside topography of Palm Springs.

Sincerely;



Jay M. Reynolds
OJMR-Architects

The AAC also suggested that the applicant consider removing the angle brace and drop height of the awnings (not to align with roof).

4. RIC GRENELL & MATTHEW LASHEY, FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 3,857-SQUARE FOOT HOUSE ON A HILLSIDE LOT AND AN ADMINISTRATIVE MINOR MODIFICATION REQUESTING AN INCREASE IN BUILDING HEIGHT LOCATED AT 141 RIDGE MOUNTAIN DRIVE, ZONE R-1-A-H (CASE 3.3921 MAJ). (GM)

Associate Planner Mlaker presented the project.

JAY REYNOLDS, architect, verified the building pad constraints.

Chair Fredricks verified the turf area and driveway details; he expressed concern about the sparseness of landscape materials.

Member Song questioned if one foot could be removed from each level to reduce overall height; she also asked about the material of roof and if any parapet is necessary.

Member Secoy-Jensen asked about the impact of height on the area and the relationship of the house to the context of the neighborhood. She suggested story poles would be helpful; and noted concern with the height of the garage door.

Member Song said she is not comfortable with the height without a model and noted that landscape is needed on the left side of the entry.

Member Hirschbein indicated that he is not concerned with the height as it steps up the hill. The design is elegant and relates well to the topography.

Member Fauber said it's a beautiful design; however, expressed concern with the height.

Vice-Chair Cassady commented that most of the height will not be seen due to the design setbacks and topography.

Chair Fredricks would like to see more context to judge if the height will have an impact; additional trees are not necessary but more native plant materials would help integrate the house with the surroundings.

Member Song questioned if the applicant could provide a model.

M/S/C (Fredricks/Fauber, 6-1 absent Purnel) Resubmittal with the condition:

- Model and computer renderings showing terrain and adjacent houses.

OTHER BUSINESS:

5. A REQUEST FOR INPUT ON A PROPOSAL FOR INSTALLATION OF PRINTED VINYL WRAPS ON UTILITY BOXES IN THE DOWNTOWN AREA. (FF)

Tabled.

COMMITTEE MEMBER COMMENTS: None.

STAFF MEMBER COMMENTS: None.

ADJOURNMENT: The Architectural Advisory Committee adjourned at 4:31 pm to the next regular meeting at 3:00 pm on Monday, December 7, 2015, Council Chamber, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

Flinn Fagg, AICP
Director of Planning Services

City of Palm Springs
ARCHITECTURAL ADVISORY COMMITTEE
Council Chamber, 3200 East Tahquitz Canyon Way, Palm Springs, California 92262

Minutes of December 7, 2015

CALL TO ORDER: Chair Fredricks called the meeting to order at 3:03 pm.

ROLL CALL:

Committee Members Present: Fauber, Hirschbein, Purnel, Secoy-Jensen, Song,
Vice-Chair Fredricks

Committee Members Absent: Chair Cassady

Planning Commissioner Present: Lisa Middleton

Also Present: Flinn Fagg, Ken Lyon, Glenn Mlaker and David
Newell

REPORT OF THE POSTING OF AGENDA: The agenda was posted for public access at the City Hall bulletin board (west side of Council Chamber) and the Planning Department counter by 10 am on Thursday, December 3, 2015.

ACCEPTANCE OF THE AGENDA: The agenda was accepted, as presented.

PUBLIC COMMENTS: None.

CONSENT CALENDAR:

1. APPROVAL OF MINUTES: NOVEMBER 23, 2015

M/S/C (Fredricks/Secoy-Jensen, 5-0-1 Purnel/abstain) Approve minutes as amended.

UNFINISHED BUSINESS:

2. RIC GRENELL & MATTHEW LASHEY, FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 3,857-SQUARE FOOT

HOUSE ON A HILLSIDE LOT AND AN ADMINISTRATIVE MINOR MODIFICATION REQUESTING AN INCREASE IN BUILDING HEIGHT LOCATED AT 141 RIDGE MOUNTAIN DRIVE, ZONE R-1-A-H (CASE 3.3921 MAJ). (GM)

Associate Planner Mlaker presented the proposed project as outlined in the staff memorandum. He noted that the applicant has prepared a 3-D model and computer renderings.

JAY REYNOLDS, architect, presented 3-D physical model showing the scale, site and topography of the proposed development.

Member Fauber verified allowable height of adjacent residence versus the pad height of proposed residence.

Member Song verified final height of proposed house and any adjustments for mechanical systems.

Member Hirschbein asked if height of the house will impact lots to the west and if it would affect the views.

Member Secoy-Jensen said she is in support of the architecture as proposed (based on model).

Member Hirschbein supports the design as proposed.

Member Fauber said it is still too tall and suggested it be limited to the height of the adjacent house.

Member Secoy-Jensen said she understands concerns about the height but does not see that the design will impact the adjacent parcels.

Member Fauber commented that the house will block views of lots to the west and needs to trim height from each floor.

Chair Fredricks agrees that the height is too tall and suggested 3rd floor be dropped down without harming the integrity of the architecture.

Member Song said it feels that the design responds to the slope of the land - combined with the large lot size the impact will be lessened.

Member Hirschbein commented that the Planning Commission will need additional drawings and sections to understand any impacts.

M/S/C (Secoy-Jensen/ Fredricks, 5-1-1 Fauber, absent/Cassady) Approve as presented with recommendations (suggestions):

1. Do a photo montage with view from the site above.
2. A story pole at highest point on the site (suggested to Planning Commission).

3. DENLAR, LLC FOR A MAJOR ARCHITECTURAL APPLICATION PROPOSING A 2,772-SQUARE FOOT SINGLE-FAMILY HOME ON A HILLSIDE LOT LOCATED AT 2110 NORTH LEONARD ROAD, ZONE R-1-B (CASE 3.3817 MAJ). (KL)

Associate Planner Lyon presented the proposed changes to the project.

BRIAN DIEBOLDT, project designer, discussed the changes to the landscape plan and driveway.

Member Purnel verified that no synthetic grass will be used; also verified color of decomposed granite and gravel (gravel will not be used).

Chair Fredricks verified the driveway details and quantities of plants.

Member Song questioned the use of the Texas Ranger plant in front of the garage, size of planter area and location and use of decomposed granite.

Chair Fauber supports the changes to the plan.

Member Hirschbein suggested grouping the trees and plants.

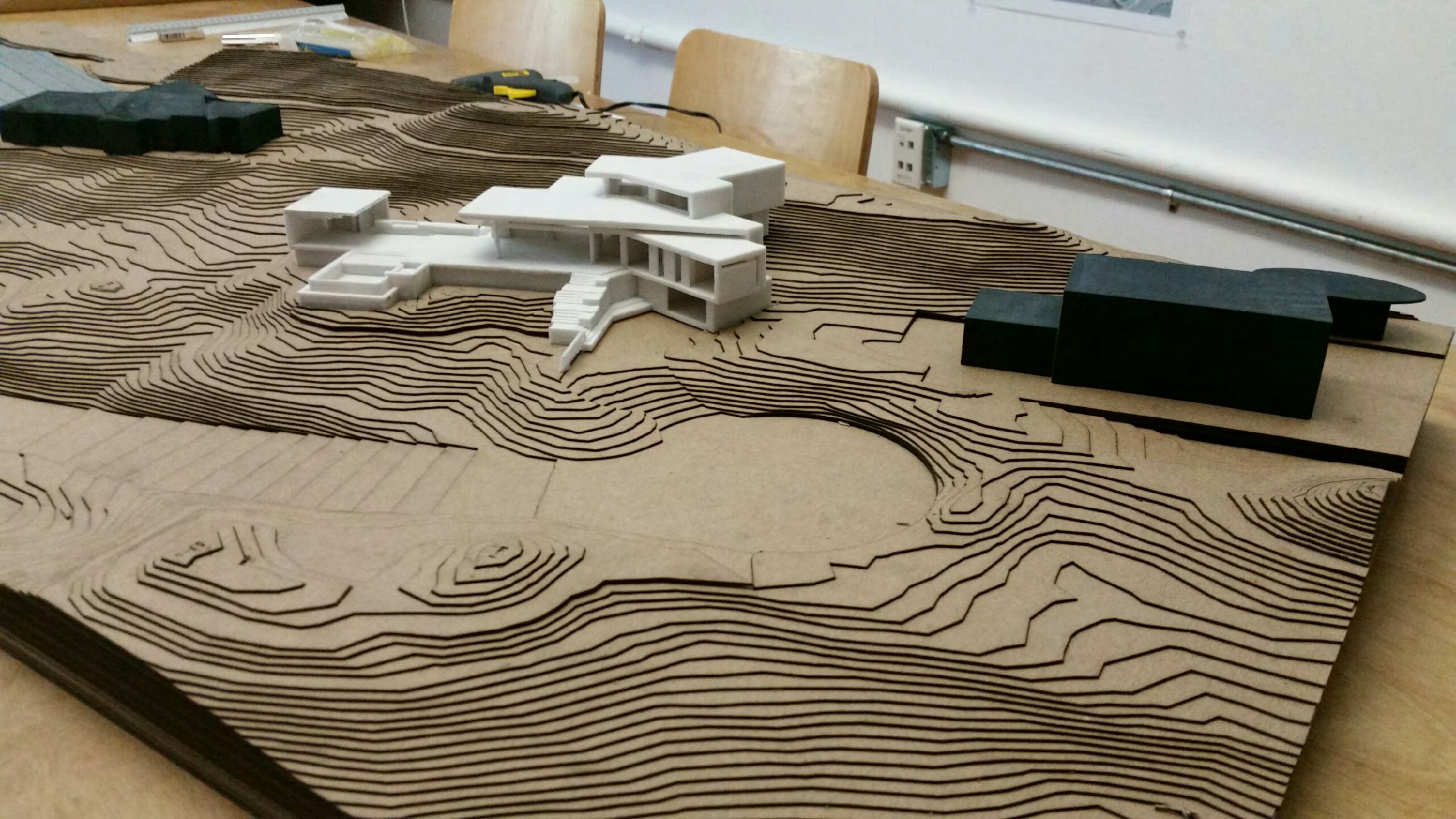
Member Purnel supports the placement of trees.

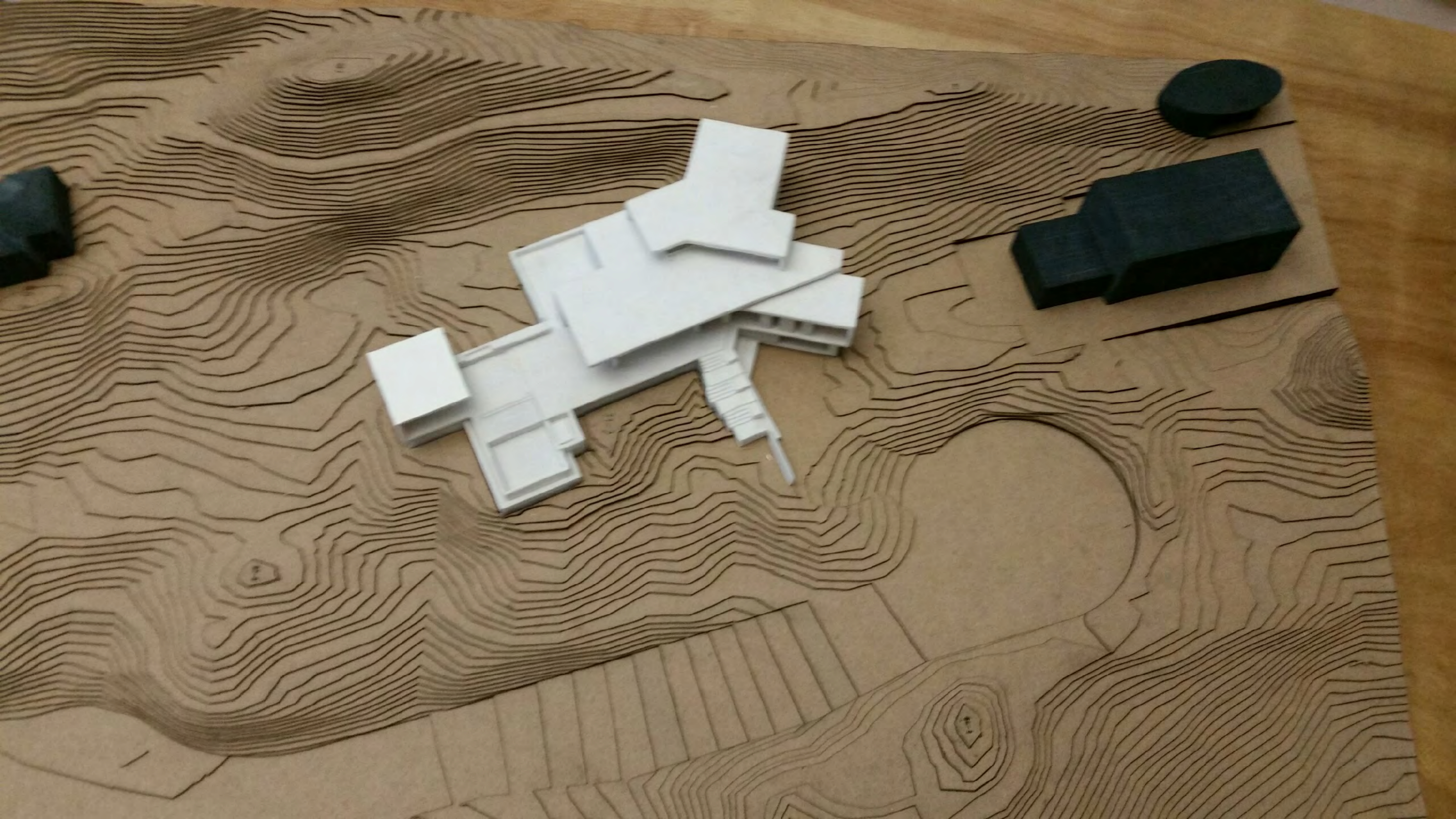
Chair Fredricks recommends changing the plant sizes from 3 gal. to 5 gal. sizes and would like to see a variation in plant sizes as well.

Member Purnel suggested use of native decomposed granite instead of the Palm Springs Gold.

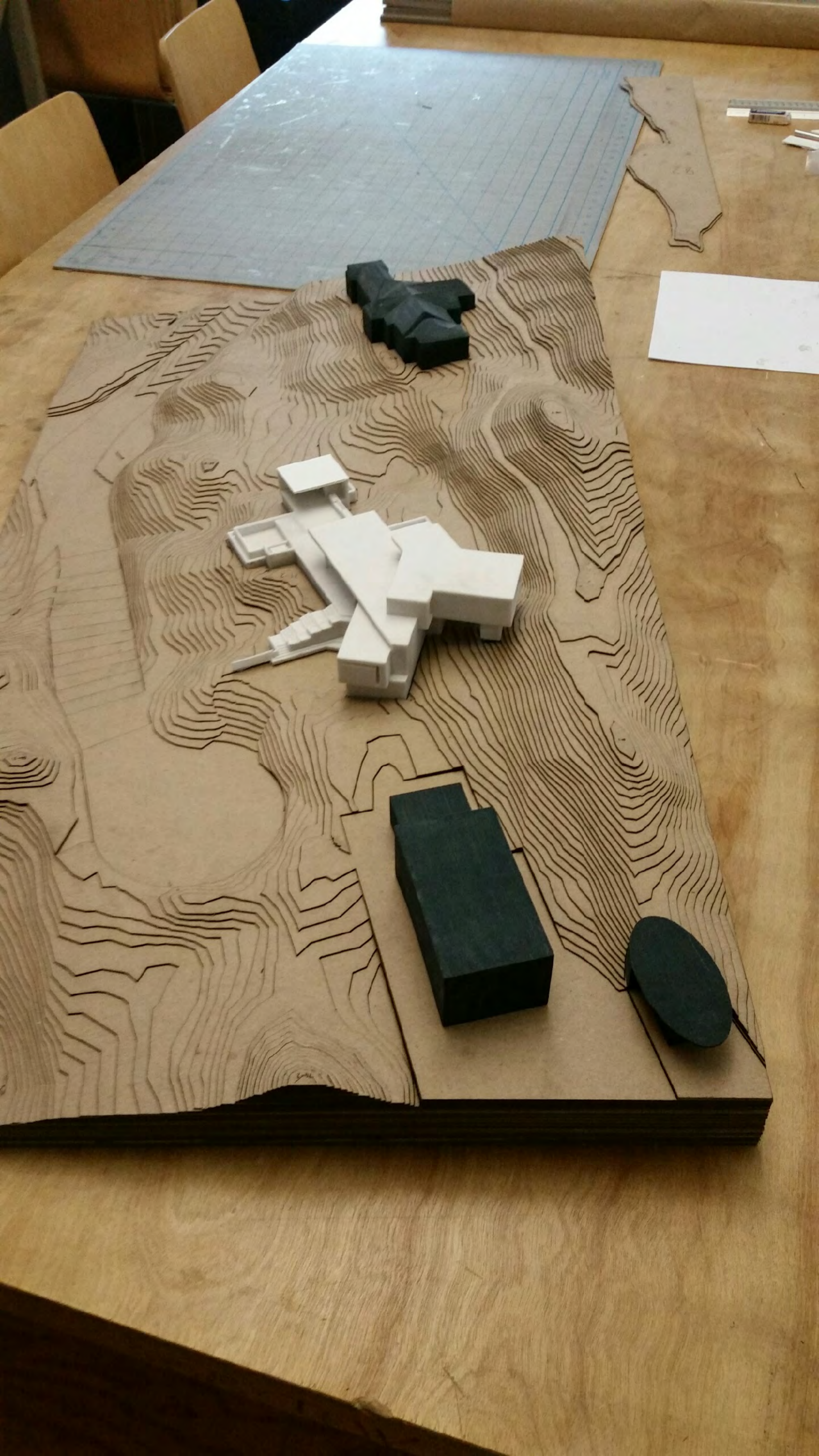
M/S/C (Fredricks/Purnel, 6-1 absent/Cassady) Approve with comments to the Planning Commission.

NEW BUSINESS:











18/11/2015

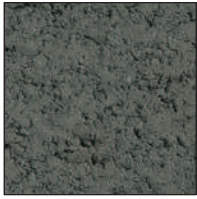


18/11/2015



18/11/2015

19



MATERIAL: CONC. BLOCK
COLOR: NATURAL GRAY
MANUFACTURER: ANGELUS

23



MATERIAL: RESYSTA (FIBER BOARD)
COLOR: SIAM
MANUFACTURER: RESYSTA, USA

25



MATERIAL: PORCELAIN TILE
COLOR: CHARCOAL
MANUFACTURER: SALERNO

20



MATERIAL: FIBER CEMENT BOARD
COLOR: STONE
MANUFACTURER: CEMENT BOARD FABRICATOR (C.B.F.)

28



MATERIAL: ALUMINUM
COLOR: ANODIZED
MANUFACTURER: FLEETWOOD

21



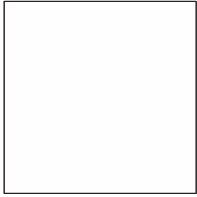
MATERIAL: CAST IN PLACE CONCRETE
COLOR: GROUND / POLISHED

24



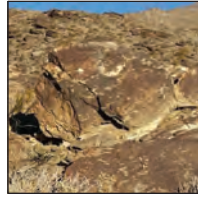
MATERIAL: PNTD. SHEET METAL
COLOR: IRON FIXTURE-6384
MANUFACTURER: DUNN EDWARDS

22



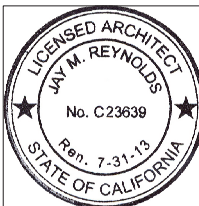
MATERIAL: EXT. PLASTER
COLOR: CRYSTAL WHITE
MANUFACTURER: LA HABRA STUCCO

26



MATERIAL: NATURAL STONE WALL
COLOR: NATURAL STONE

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KEYNOTES

- 1. CONCRETE STEPS ON GRADE
- 2. CONCRETE PLATFORM ON GRADE
- 3. BLOCK WALL PLANTER
- 4. CORTEN STEEL PANEL
- 5. CONCRETE SLAB
- 6. GRAVEL BORDER

- 7. GRASS
- 8. PLANTER
- 9. REFLECTING POOL
- 10. MECH EQUIP.
- 11. GARAGE DOOR
- 12. PHOTOVOLTAIC PANELS

- 13. TRASH CONTAINERS/ RECYCLE
- 14. POOL W/ INFINITY EDGE
- 15. SPA
- 16. FIRE PIT
- 17. STONE RET. WALL
- 18. VERTICAL SUNSCREEN

- 19. CONCRETE BLOCK
- 20. FIBER CEMENT BOARD
- 21. CAST IN PLACE CONCRETE
- 22. EXT. PLASTER
- 23. ALU. ANOD. FRM / GLASS DOORS
- 24. SHEET METAL

- 25. 2"X2" GLASS MOSAIC TILE
- 26. NATURAL STONE WALL
- 27. LOW E GLASS
- 28. PAINTED STEEL

Project

GRENNELL / LASHEY
141 RIDGE MOUNTAIN DR.
PALM SPRINGS, CA 92264

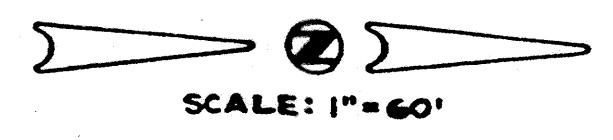
IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 16495

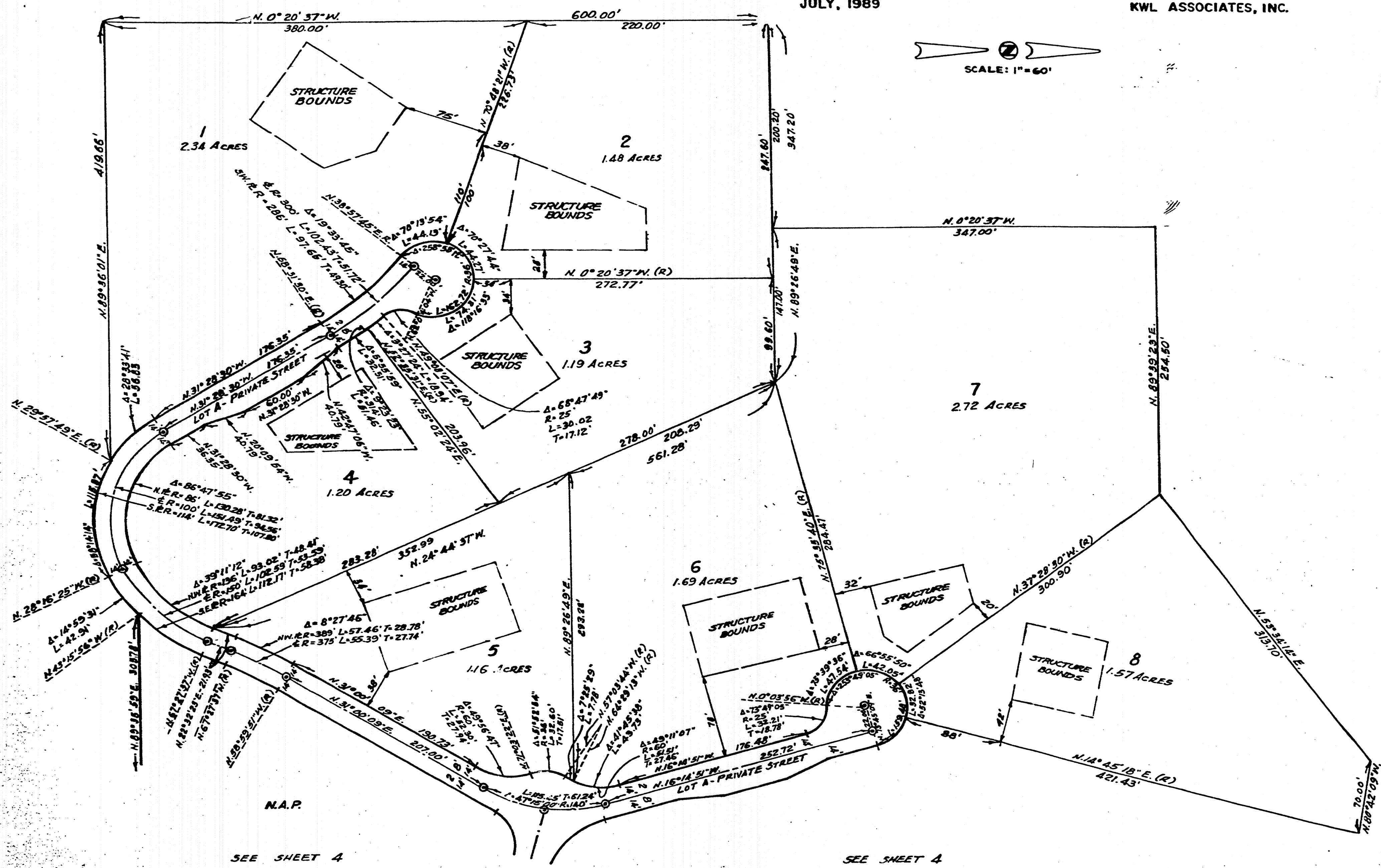
BEING A PORTION OF THE N.E. 1/4, SEC. 34, T.4S., R.4E., S.B.M.

JULY, 1989

KWL ASSOCIATES, INC.



SCALE: 1" = 60'



SEE SHEET 4

SEE SHEET 4

N.A.P.





4 RENDERINGS



2 RENDERINGS



3 RENDERINGS



1 RENDERINGS

Number	Date	Description
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Project
GRENELL / LASHEY
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 PALM SPRINGS, CA 92264

Drawing

RENDERINGS

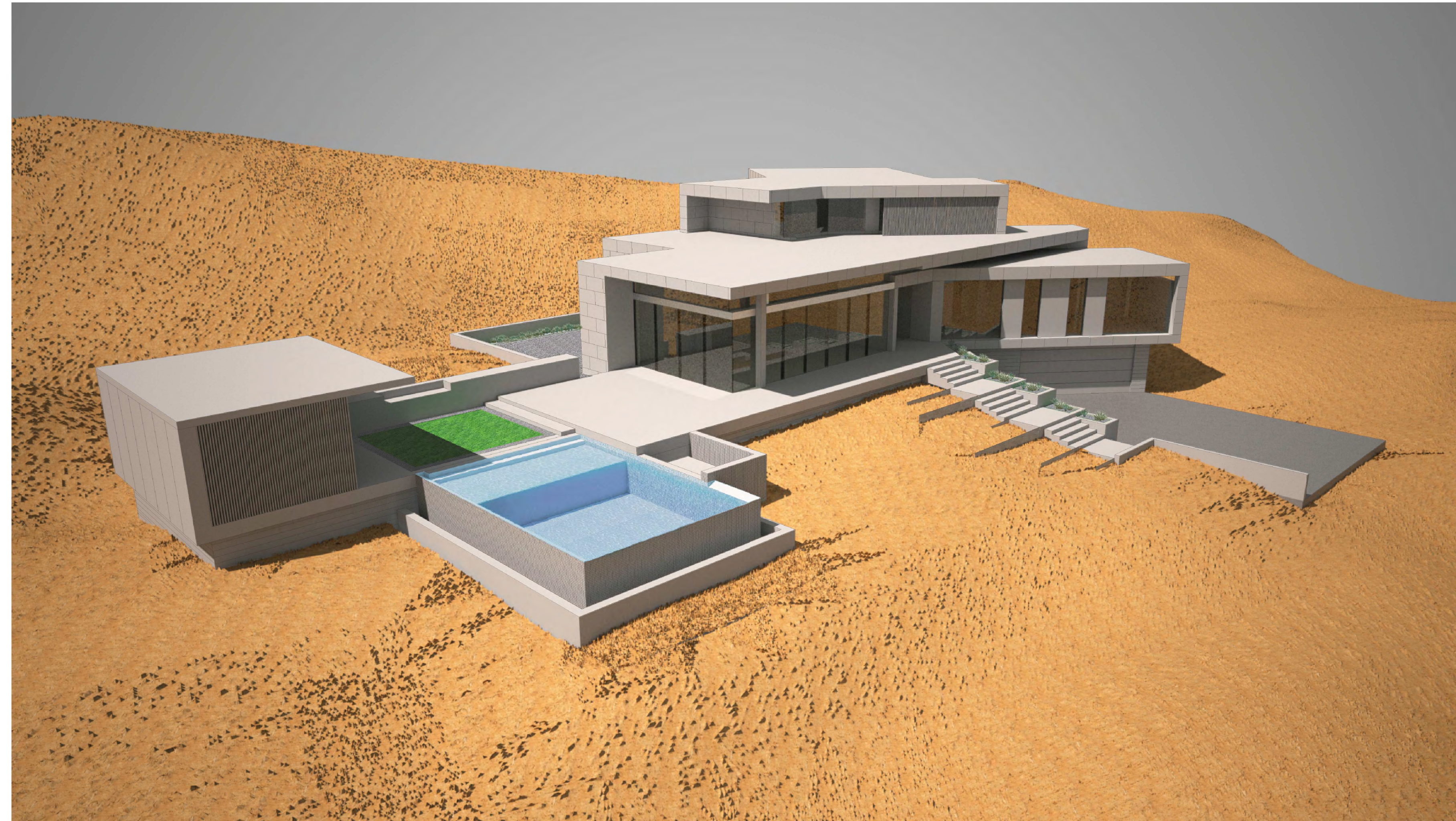
AAC / PLANNING SUBMITTAL

Project Number	14. 266
Date	01.05.2016
Scale	NONE

A-500.00

GRENELL/LASHEY RESIDENCE

141 RIDGE MOUNTAIN DR.
PALM SPRINGS, CA 92264



DRAWING INDEX

ARCHITECTURAL

A000	COVER SHEET	A500	RENDERINGS & MATERIAL BOARD
G1	PRELIMINARY PRECISE GRADING PLAN	A600	EXISTING SITE PHOTOGRAPHS
G2	PRELIMINARY PRECISE GRADING PLAN		
A100	SITE PLAN		
A101	LANDSCAPE PLAN		
A200	GROUND LEVEL PLAN		
A201	FIRST LEVEL PLAN		
A202	SECOND LEVEL PLAN		
A300	SECTIONS		
A301	SECTIONS		
A400	ELEVATIONS		
A401	ELEVATIONS		

PROJECT DATA

PROJECT DESCRIPTION

CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE AND DETACHED POOL HOUSE WITH POOL AND SPA ON SITE.

NUMBER OF STORIES

3

LEGAL DESCRIPTION

LOT 6 OF TRACT NO. 16495 AS RECORDED IN BOOK 208 OF MAPS AT PAGES 50-53, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ASSESSOR PARCEL

513-570-008

ZONING

R2 - HILLSIDE DEVELOPMENT, SUBJECT TO R-1-A STANDARDS

LOT SIZE

73,616 SF
1.69 AC.

REQUIRED / PROPOSED PARKING

REQ. : 2 COVERD SPACES (10'X20')
PROP. : 2 COVERD SPACES (10'X20')

MAXIMUM HEIGHT

24' MAXIMUM / 2 STORIES
ADMIN. REQUEST FOR 30' FROM TOP OF CURB - TO FIRST LEVEL ROOF
38'-6" TO SECOND LEVEL ROOF

LOT COVERAGE

13%

USE CODE

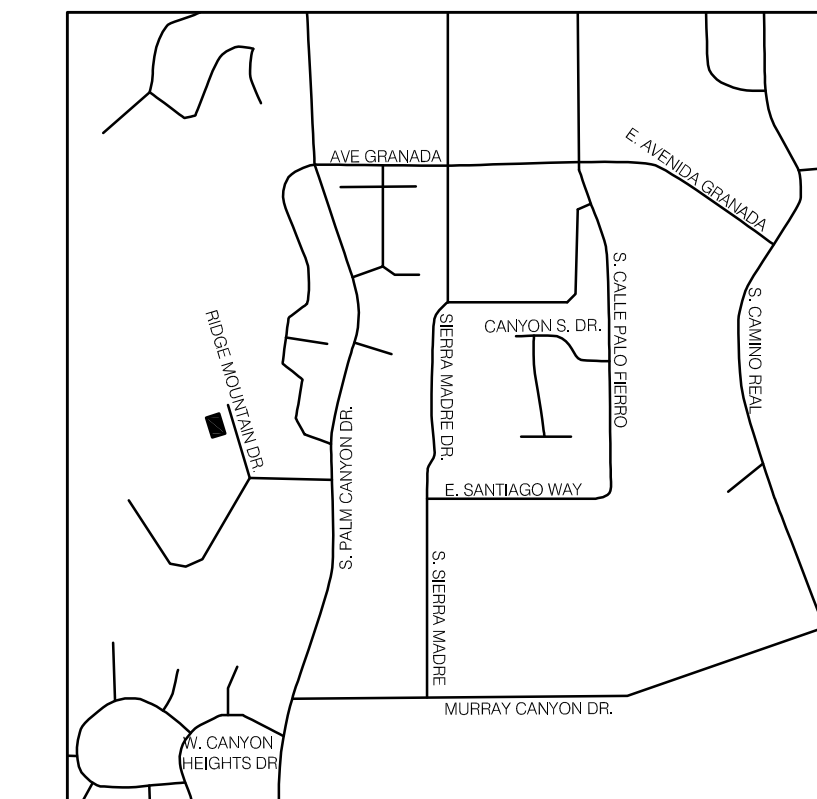
R3 & U1

PROPOSED BUILDING AREA (GROSS):

FIRST FLOOR:	2,288 SF
SECOND FLOOR:	1,202 SF
POOL HOUSE	367 SF
MAIN HOUSE TOTAL:	3,857 SF
GARAGE / MECH RM:	826 SF
GRAND TOTAL:	4,683 SF

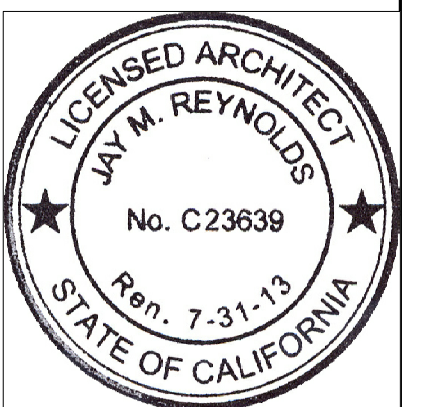
VICINITY MAP

N.T.S.



Number	Date	Description
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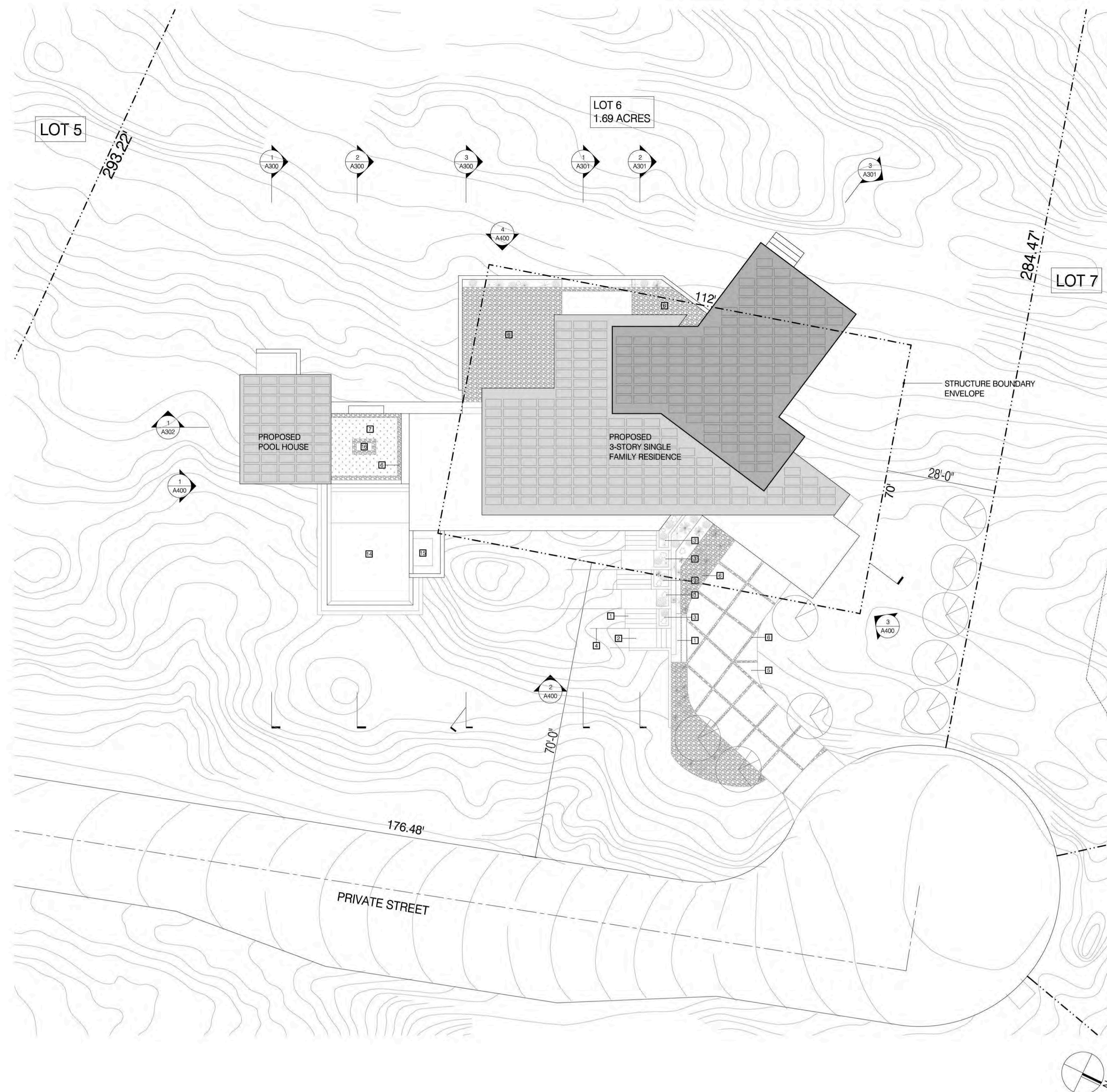
Drawing

COVER SHEET

AAC / PLANNING SUBMITTAL

Project Number	14. 266
Date	10.22.2015
Scale	NONE

A-000.00



KEYNOTES

- | | | |
|-------------------------------|-------------------------------|----------------------------------|
| 1. CONCRETE STEPS ON GRADE | 11. GARAGE DOOR | 21. CAST IN PLACE CONCRETE |
| 2. CONCRETE PLATFORM ON GRADE | 12. PHOTOVOLTAIC PANELS | 22. EXT. PLASTER |
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| 10. MECH EQUIP. | 20. FIBER CEMENT BOARD | |

PROPOSED BUILDING AREA (GROSS):

- | | |
|--------------------------|-----------------|
| FIRST FLOOR: | 2,288 SF |
| SECOND FLOOR: | 1,202 SF |
| POOL HOUSE | 367 SF |
| MAIN HOUSE TOTAL: | 3,857 SF |
| GARAGE / MECH RM: | 826 SF |
| GRAND TOTAL: | 4,683 SF |

Number	Date	Description
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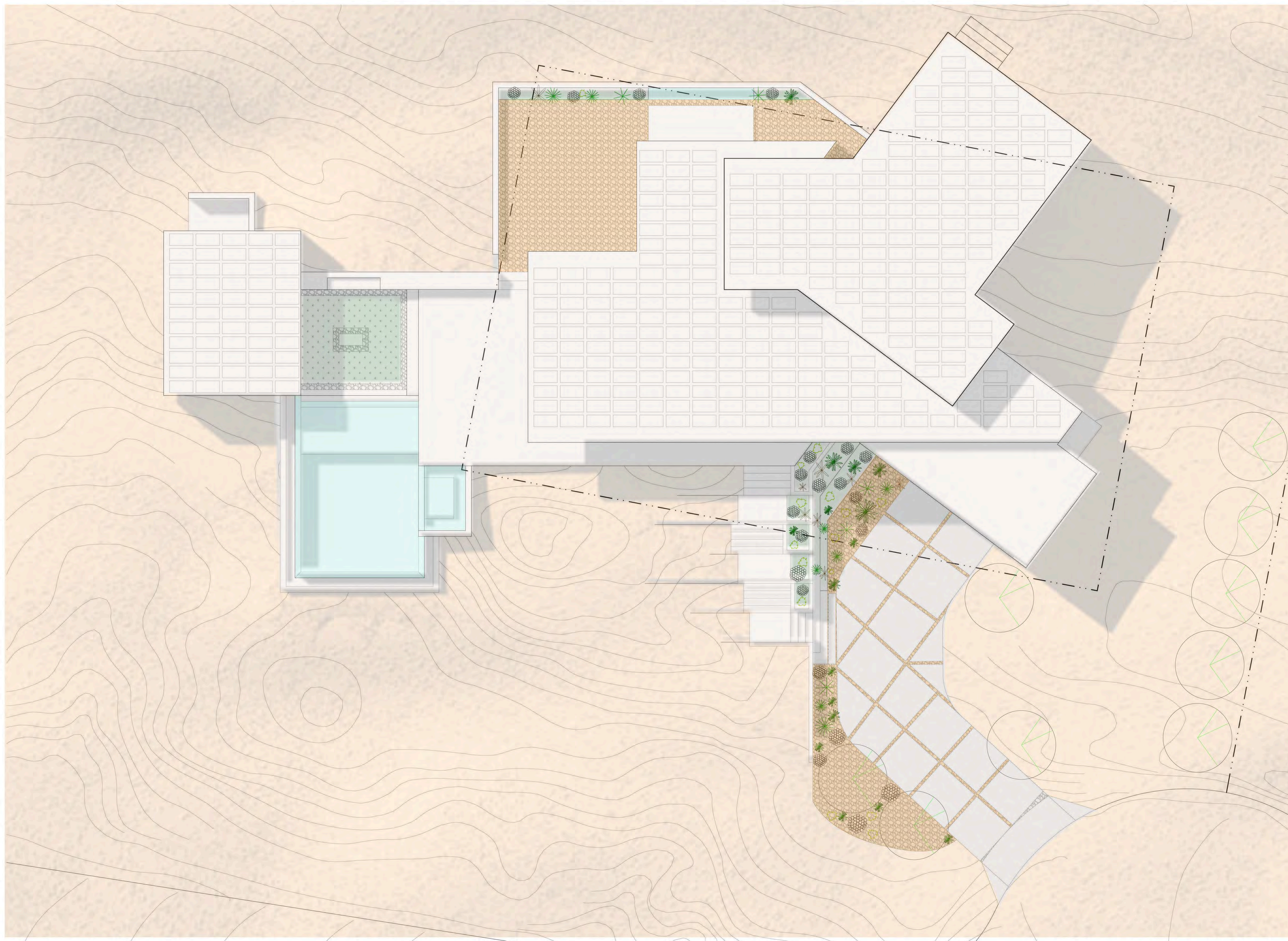
Drawing

SITE PLAN

AAC / PLANNING SUBMITTAL

Project Number	14. 266
Date	10.22.2015
Scale	1/16"=1'-0"

A-100.00



Material Legend

KEY	BOTANICAL/COMMON NAME	SIZE	QTY.
	Agave Parryi / Parry's Agave	5 gal.	16
	Cercidium / Desert Museum	36" box	9
	Dasylirion Wheeleri / Desert Spoon	15 gal.	5
	Echinocactus Grusonii / Golden Barrel Cactus	6-12" dia.	15
	Euphorbia Rigida / Gopher Plant	1 gal.	20
	Hesperoyucca Whipplei / Yucca Whipplei	15 gal.	8
	Liliaceae / Aloe Saponaria	5 gal.	8
	Grass		

Number	Date	Description
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Project
GRENELL / LASHEY
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Drawing

LANDSCAPE PLAN

AAC / PLANNING SUBMITTAL

Project Number	14. 266
Date	10.22.2015
Scale	1/8"=1'-0"

A-101.00



Desert Museum
Palo Verde



Desert Spoon



Golden Barrel
Cactus



Euphorbia Rigida
Gopher Plant



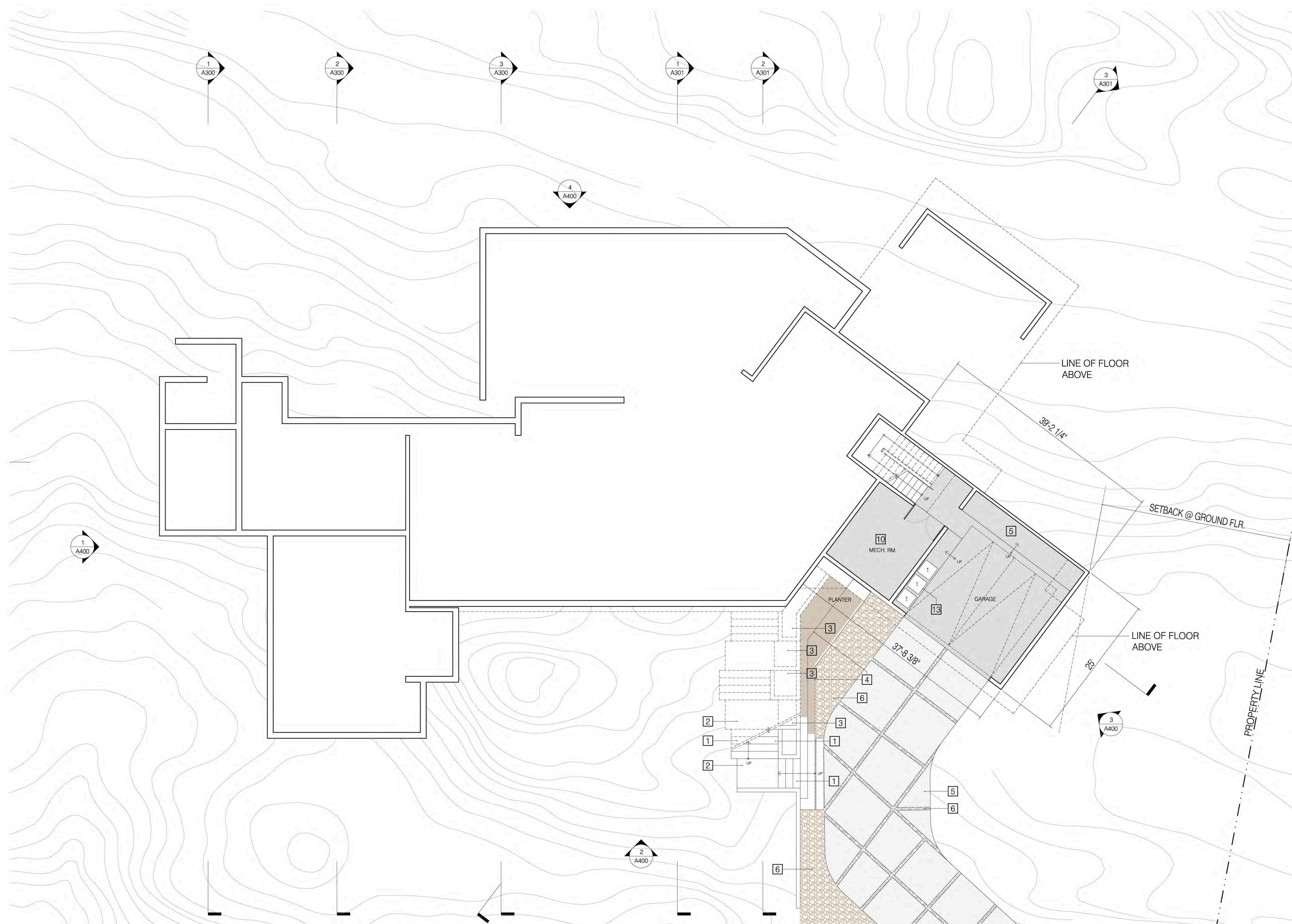
Aloe Saponaria



Agave Parryi



Yucca Whipplei



KEYNOTES

- | | | |
|-------------------------------|-------------------------------|----------------------------------|
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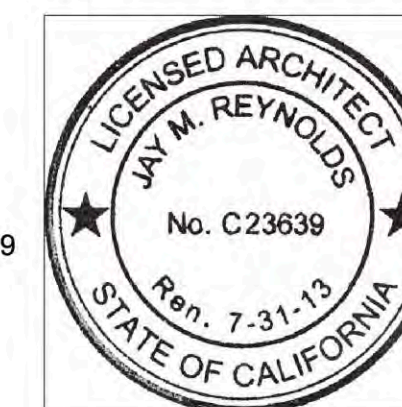
AREA: 826 SF



Number	Date	Description
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Project
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Drawing
GROUND LEVEL PLAN

AAC / PLANNING SUBMITTAL	
Project Number	14. 266
Date	10.22.2015
Scale	1/8"=1'-0"

A-200.00



KEYNOTES

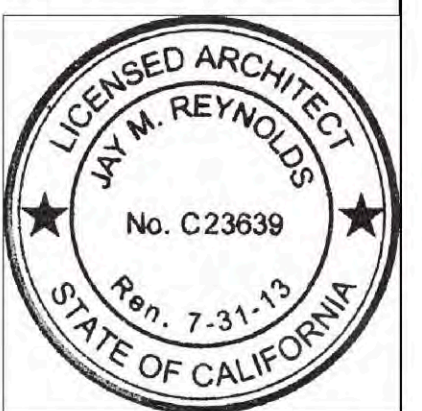
- | | | |
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| 10. MECH EQUIP. | 20. FIBER CEMENT BOARD | |

AREA: 2,288+367 SF

Number	Date	Description
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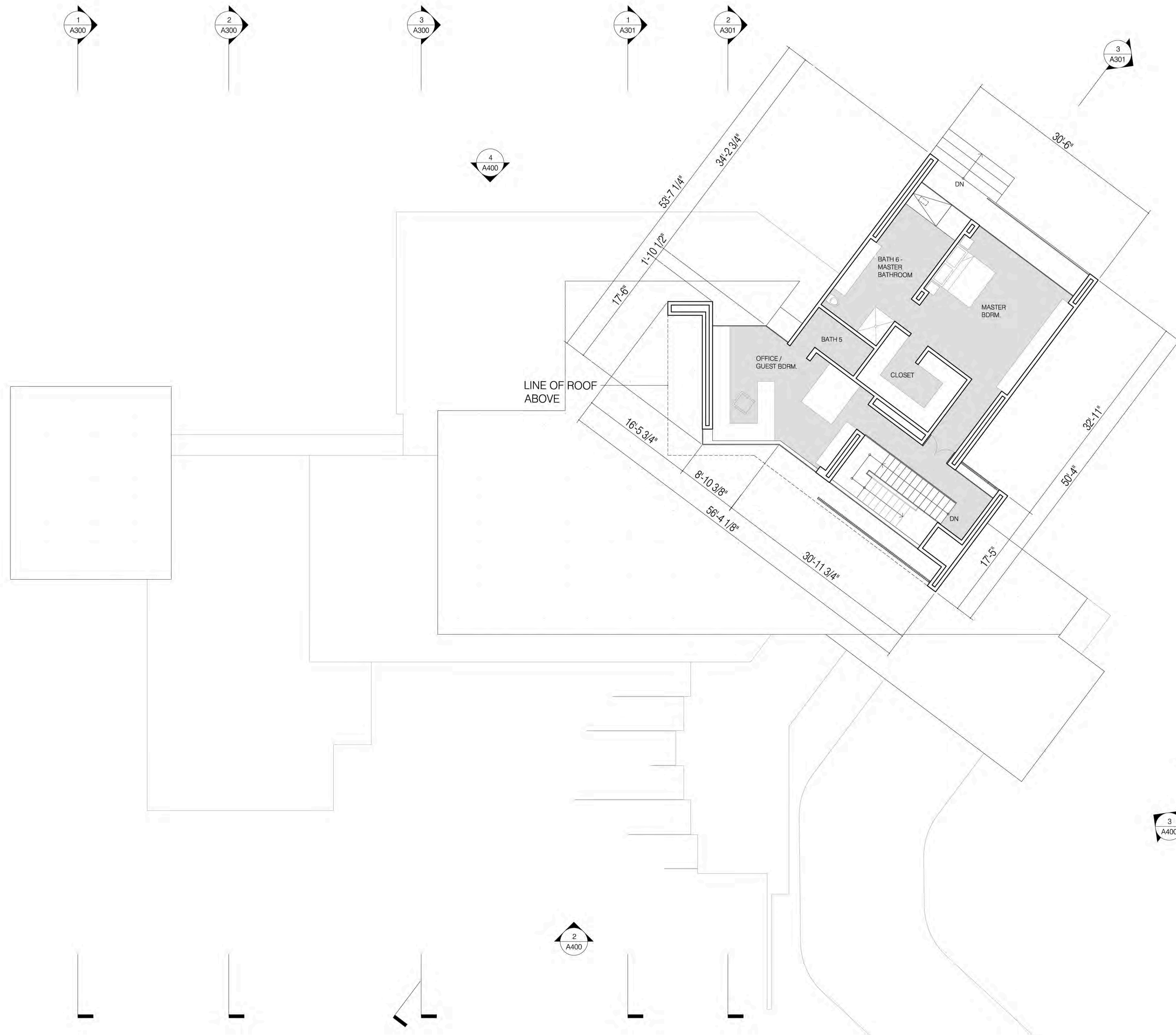
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Project
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Drawing
FIRST LEVEL PLAN

AAC / PLANNING SUBMITTAL	
Project Number	14. 266
Date	10.22.2015
Scale	1/8"=1'-0"

A-201.00



PROPERTY LINE

KEYNOTES

- | | | |
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| 1. CONCRETE STEPS ON GRADE | 11. GARAGE DOOR | 21. CAST IN PLACE CONCRETE |
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AREA: 1,202 SF

Number	Date	Description
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Drawing
SECOND LEVEL PLAN

AAC / PLANNING SUBMITTAL	
Project Number	14. 266
Date	10.22.2015
Scale	1/8"=1'-0"

A-202.00