



ARCHITECTURAL ADVISORY COMMITTEE MEMORANDUM

DATE: November 2, 2020

SUBJECT: A MAJOR ARCHITECTURAL APPLICATION BY BEN & JOSIE BERNAL, OWNERS FOR CONSTRUCTION OF A 2,390-SQUARE FOOT SINGLE FAMILY RESIDENCE ON A HILLSIDE LOT LOCATED AT 2355 MILO DRIVE (CASE 3.4187 MAJ), ZONE R-1-B, APN 504-161-008 (KL).

FROM: Development Services Department

SUMMARY:

The applicant is proposing construction of a 2,390-square foot single family residence on a 13,254-square foot hillside lot. The dwelling is contemporary in its style and the building pad is stepped in response to the topography of the lot.

RECOMMENDATION:

Recommend approval by the Planning Commission.

BACKGROUND INFORMATION:

Three different applications were processed in the past several years for development of a single family residence on the subject lot, however none were constructed.

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
9/11/06	Planning Commission approved an application to construct a 2,953-square foot dwelling. No building permit was issued.
11/13/13	Planning Commission approved an application to construct a 4,537-square foot dwelling. No building permit was issued.
10/28/15	Planning Commission denied an application to construct a 4,170-square foot dwelling.

<i>Field Check</i>	
10/26/20	Site visit by project planner.

<i>Neighborhood Notification</i>	
October 15, 2020	Notice of receipt of application mailed to adjacent property owners pursuant PSZC Section 93.13.00 (B,1,b).
October 29, 2020	Notice of AAC meeting posted on City website and e mailed to neighborhood organizations within one mile of the site.

DETAILS OF APPLICATION REQUEST:

<i>Site Area</i>	
Net Acres	0.31 Acres

<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	Vacant	R-1-B Single-Family Residential
North	ER	Single-Family	R-1-B
South	ER	Single-Family	R-1-B
East	ER	Single-Family	R-1-B
West	ER	Single Family	R-1-B

AERIAL VIEW OF SURROUNDING DEVELOPMENT



VIEW OF SUBJECT LOT LOOKING WEST FROM MILO DRIVE



ANALYSIS:

Site Plan:

The site is located on the west side of Milo Drive in a neighborhood developed with an eclectic mix of single story and two story homes of varying architectural styles. The lot slopes upward from east to west with a total grade change of approximately 11 feet from elevation 812 at the lot front to 823 at the rear. The proposed dwelling is T-shaped and generally located in the center of the lot and is nestled in the site with boulders and a naturalized desert plant palette. Placement of existing adjacent homes on their respective lots vary -- with some homes pushed toward the rear of their lots with front-loaded swimming pools and others pulled forward to the front setback line with rear-loaded pools.

Mass and Scale:

The home is low in its overall massing and the building pad is stepped in response to the topography on the site. The building height of each wing is roughly 9'-6" above adjacent grade and conforms to all setbacks. The total height from the lowest wing to the highest is . As seen in the site sections, the home is lower in height than all the homes immediately adjacent to the site.

Building Design and Detailing:

The contemporary-styled dwelling is proposed as a wood frame structure clad in stucco and glass with accent walls and retaining walls in board-formed poured-in-place concrete. The home is proposed in neutral colors of off-white with accent walls in a

subtle sage green and low retaining walls in natural finished board-formed poured-in-place concrete.

Landscaping and Buffers:

The landscaping is composed in a naturalized desert setting with large boulders and drought-tolerant plants and trees. Two existing mature trees on the southwest corner of the site will be preserved and integrated into the new landscape design.

PERSEPECTIVE VIEW LOOKING NORTH (MILO DRIVE IS AT THE RIGHT)



Hillside Review Criteria:

PSZC Section 93.13.00(B)(4) requires that architectural review of hillside development shall consider the following criteria:

	Guidelines [PSZC 93.13.00(B)(4)(a)]	Compliance
1.	<i>Rock and soil exposure;</i> The proposed dwelling is nestled into the site and large boulders on the site are incorporated into the landscape design.	Y
2.	<i>Size of building pad;</i> The home has a T-shaped footprint and fits harmoniously on the site, respecting all setbacks.	Y
3.	<i>Design considerations, such as supporting stilts, colors and building arrangement;</i> The proposed home is contemporary in its design incorporating a neutral overall color with subtle color on accent panels.	Y
4.	<i>Screening of parking areas;</i> The parking is proposed in an enclosed 2-car garage. The driveway is partially screened on the north side by a low retaining wall that follows the topography of the site.	Y
5.	<i>Landscaping plans;</i> The project proposes drought-tolerant plant species in a naturalized desert setting.	Y
6.	<i>Continuity with surrounding development;</i> The proposed home is complementary with the existing eclectic	Y

	Guidelines [PSZC 93.13.00(B)(4)(a)]	Compliance
	residential development on the street.	
7.	<i>Sensitivity to existing view corridors.</i>	Y
	The home is nestled into the site such that it respects the easterly views from homes behind it to the west.	

Summary: The proposed home conforms to the guidelines for hillside development.

Architectural Review Criteria:

PSZC Section 94.04.00(D) requires an evaluation of the proposed development to determine if it will provide a desirable environment for its occupants, be compatible with the character of adjacent and surrounding developments, and whether it is of good composition, materials, textures and colors. Conformance shall be evaluated based on the following criteria:

	Guidelines [PSZC 94.04.00(D)]	Compliance
1.	<i>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.</i>	Y
	The proposed home is T-shaped in its footprint and stepped in its building pad in response to the topography of the site.	
2.	<i>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;</i>	Y
	The surrounding dwellings are eclectic in their architectural style. The proposed home is nicely integrated into the site.	
3.	<i>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;</i>	Y
	The proposed dwelling conforms to all development standards for the zone in which it is located. Each of the wings of the home are roughly 9'-6" in height with an overall height that does not exceed 12 feet. Mechanical equipment is proposed in the side yard setback areas and is concealed by masonry walls. The perimeter pool barrier is achieved with a combination of existing masonry walls and a steel picket fence along the west property line.	
4.	<i>Building design, materials and colors to be sympathetic with desert surroundings;</i>	Y
	The home is clad in sand finish stucco in a neutral color with accent walls in a subtle sage green. There are low retaining	

	Guidelines [PSZC 94.04.00(D)]	Compliance
	walls and an accent wall at the entry in natural finish, board-formed poured-in-place concrete. Front doors at the garage and main entry to the home are proposed in a medium walnut-toned wood finish.	
5.	<i>Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously;</i> The home is primarily clad in sand finish stucco with harmonious finishes and colors on all elevations. The detailing of the home is simple and elegant with the large expanses of glass walls recessed with generous overhangs for solar protection.	Y
6.	<i>Consistency of composition and treatment;</i> The design articulation is consistent on all elevations	Y
7.	<i>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;</i> The landscape design is proposed in a naturalized manner integrating large boulders found on the site with desert-appropriate plant and tree species. Existing and new little leaf Palo Verde trees are proposed for shade. Cacti, yucca, ocotillo, Regal Mist ornamental grasses, Texas Ranger, Feathery Cassia, Century Plant, and Rosemary fill out the landscape palette.	Y
8.	<i>Signs and graphics, as understood in architectural design including materials and colors.</i> (does not apply)	NA

CONCLUSION:

The proposed single family home is designed to integrate with the topography and natural features on the site including large boulders and trees. It conforms to the development standards of the zone. It will provide a desirable environment for its occupants, be compatible with the character of adjacent and surrounding developments, and is of good composition, materials, textures and colors.



Ken Lyon, RA Associate Planner



David Newell, AICP
Assistant Director of Planning.

ATTACHMENTS:

1. Vicinity Map
2. Application materials.



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
Case 3.4187 - 2355 Milo Drive

Jeff Bicknell - Designer

295 S Lugo Rd, Palm Springs, CA 92262

jeffbicknell71@gmail.com

(760)-218-8853

September 21, 2020

RE: Major Architectural Application for 2355 Milo Dr – Justification Letter

City of Palm Springs Planning Department & whom it may concern,

Enclosed for review is the proposed new construction of a 2,390 SF single family residence with 573 SF attached garage on a 13,254 SF (.30 acre) undeveloped parcel of land that is classified as hillside per PSMC 93.13.00. The new home will consist of four bedrooms and three bathrooms and is single story with a maximum height of 14'-6" as measured from the lowest floor level. The building is split level with three floor levels that step with the sites sloping topography. The project will utilize the numerous existing boulders found on the property by integrating them into the natural, desert landscaping and will maintain two existing mature Palo Verde trees that occur on the Southwest portion of the land.

The new home will become the primary residence for the property owners, who are local Coachella Valley business owners, and for two of their children.

The proposed project conforms with all City regulations and Zoning ordinances; the property usage is consistent with existing adjacent development and is well below the maximum building height allowable for hillside development.

Please feel free to contact me with any questions.

Sincerely,

Jeff Bicknell / Owner's Representative

2355 MILO DRIVE
PALM SPRINGS, CA 92262

BERNAL RESIDENCE -PS

SCHEMATIC DESIGN

JEFF
BICKNELL
design

jeffbicknell71@gmail.com
760.218.8853

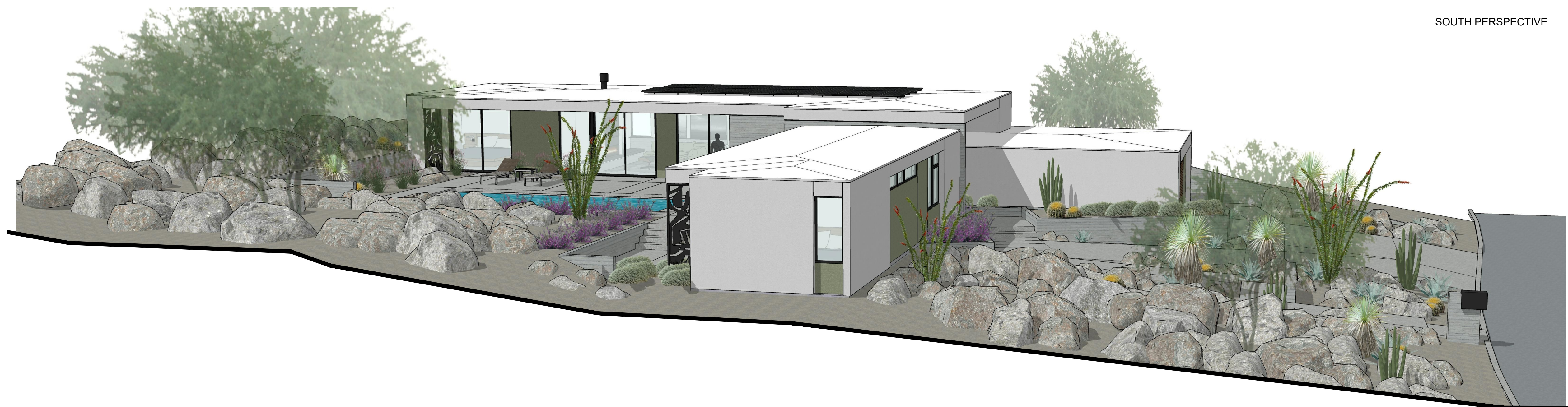
project owner:
Josie & Benjamin Bernal
PO Box 2432
Rancho Mirage, CA 92270
josie@bensbbconcrete.com
760.490.1479
ben@bensbbconcrete.com
760.404.9648



NORTH PERSPECTIVE

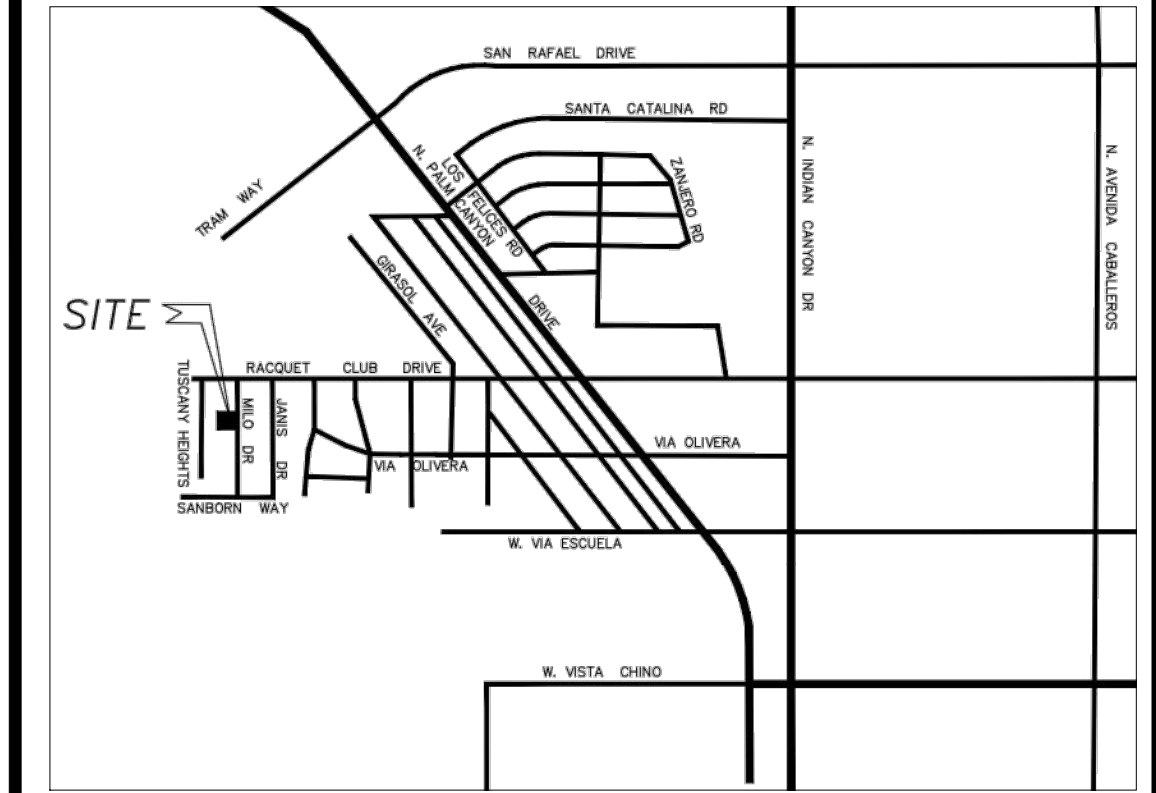


EAST PERSPECTIVE



SOUTH PERSPECTIVE

VICINITY MAP



PROPERTY INFORMATION:

ASSESSOR'S PARCEL NUMBER: 504-161-008

LEGAL DESCRIPTION:
LOT 16, TRACT NO. 2303, MB 43/83
CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

LOT SIZE: 13,254 S.F. (0.30 ACRES)

ZONING: R-1-B (HILLSIDE PER PSMC 93.13.00)

EXISTING USE: VACANT/UNDEVELOPED LAND

PROJECT INFORMATION:

BUILDING TYPE: SINGLE FAMILY RESIDENCE (R3 OCCUPANCY)

TYPE OF CONSTRUCTION: TYPE V-B

GROSS FLOOR AREA: 2,963 SF

FIRE SPRINKLERS: YES / PER SECTION R313.2

BUILDING HEIGHT / # OF STORIES: 14'-6" INCHES / ONE (SPLIT-LEVEL)

AREA TABULATION:

PROPOSED BUILDING:	COND.	UNCOND.	TOTAL
LIVING AREA:	2,390 SF	0	2,390 SF
GARAGE:	0	573 SF	573 SF
TOTAL ENCLOSED AREA:			2,963 SF
COVERED PATIO AREA:			255 SF
TOTAL ROOF AREA:			3,218 SF
LOT COVERAGE:			24%

APPLICABLE CODES:

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:

- THE 2019 CALIFORNIA TITLE 24 BUILDING CODES PARTS 1-7, & 9-12 (ADMINISTRATIVE, BUILDING, RESIDENTIAL, ELECTRICAL, MECHANICAL, PLUMBING, ENERGY, & GREEN CODE)
- THE 2019 CALIFORNIA FIRE CODE TITLE 24, PART 9, NFPA STANDARDS AS ADOPTED IN TITLE 24

PROJECT SCOPE OF WORK:

NEW CONSTRUCTION OF A SPLIT-LEVEL, 4-BEDROOM, 3-BATHROOM SINGLE FAMILY RESIDENCE WITH ATTACHED 2-CAR GARAGE, INCLUDING POOL, LANDSCAPE AND HARDSCAPE IMPROVEMENTS ON AN UNDEVELOPED PARCEL

DRAWING LIST

- A0.0 COVER SHEET - PERSPECTIVE VIEWS
- A1.0 SITE- LANDSCAPE PLAN
- A1.1 SITE- GRADING & DRAINAGE PLAN
- A1.3 SITE SECTIONS
- A2.0 FLOOR PLAN
- A2.1 ROOF PLAN
- A3.0 EXTERIOR ELEVATIONS - EAST & NORTH
- A3.0 EXTERIOR ELEVATIONS - WEST & SOUTH

project title:
BERNAL RESIDENCE -PS
2355 Milo Drive
Palm Springs, CA

issue:
PLANNING DEPT SUBMITTAL

date:
09.21.20

sheet title:
SCHEMATIC DESIGN
-COVER SHEET
scale: N/A

A0.0

project title:
BERNAL RESIDENCE - PS
2355 Milo Drive
Palm Springs, CA

date:	09.21.20
issue:	PLANNING DEPT SUBMITTAL

sheet title:
SCHEMATIC DESIGN
-SITE - LANDSCAPE PLAN

scale: 3/16" = 1'-0"



MILO DRIVE

Note:
All plant sizes, quantities and exact locations to be verified on site.

LANDSCAPE LEGEND:

	Concrete Hardscape: Grey w/ sand finish Size: 4" thick Qty.: 2,520 sf		Natural Boulders: Excavated on site Size: various Qty.: tons & tons		Common: Little Leaf Palo Verde Size: 24/36" box Qty.: 2 (2 existing to remain)		Common: Ocotillo Size: 8-12" Qty.: 3		Common: Beaked Yucca Size: 10 gal. Qty.: 12		Common: Mexican Fence Post Size: 10 gal. Qty.: 8		Common: Fish Hook Barrel Cactus Size: 1-3" Qty.: 15		Common: "Regal Mist" Size: 10 gal. Qty.: 16		Common: Texas Ranger Size: 5 gal. Qty.: 16		Common: Feathery Cassia Size: 5 gal. Qty.: 16		Common: Century Plant Size: 1/5/10 gal. Qty.: 16		Common: Rosemary Size: 5 gal. Qty.: 18
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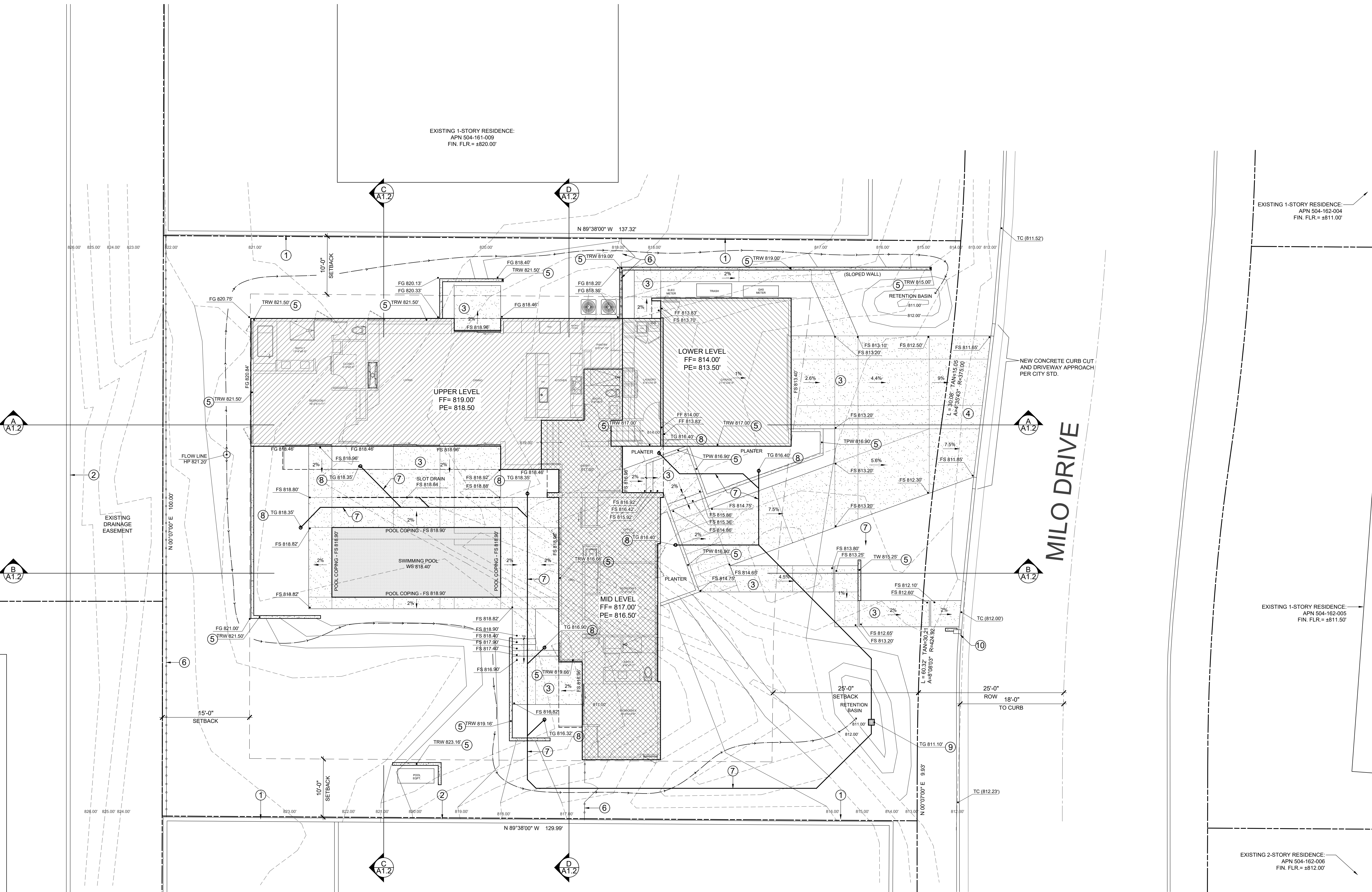
EXISTING RESIDENCE:
APN 504-161-028
FIN. FLR. = ±833.00'

EXISTING 1-STORY RESIDENCE:
APN 504-161-009
FIN. FLR. = ±820.00'

EXISTING 1-STORY RESIDENCE:
APN 504-162-004
FIN. FLR. = ±811.00'

EXISTING 1-STORY RESIDENCE:
APN 504-162-005
FIN. FLR. = ±811.50'

EXISTING 2-STORY RESIDENCE:
APN 504-162-006
FIN. FLR. = ±812.00'



EXISTING RESIDENCE:
APN 504-161-027
FIN. FLR. = ±833.00'

LEGEND:

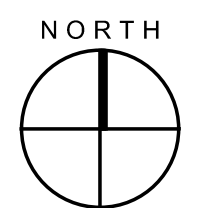
- = PROPERTY LINE
- - - = SETBACK LINE
- - - = STREET CENTERLINE
- - - = EXISTING CONTOUR
- - - = NEW CONTOUR
- - - = FLOW LINE

ABBREVIATIONS:

- FF = FINISH FLOOR
- FG = FINISH GRADE
- FL = FLOW LINE
- FS = FINISH SURFACE
- HP = HIGH POINT
- ROW = RIGHT OF WAY
- TC = TOP OF CURB
- TF = TOP OF FENCE
- TG = TOP OF GRATE
- TRW = TOP OF RETAINING WALL
- TW = TOP OF WALL
- WS = WATER SURFACE

NOTES:

- ① (E) 5' CMU PROPERTY WALL
- ② (E) 6' CMU RETAINING WALL
- ③ 4" THICK CONC. HARDSCAPE; SAND FINISH
- ④ 6" THIC CONC. DRIVEWAY; SAND FINISH (WITHIN ROW)
- ⑤ CONC. RETAINING WALL; 4" WIDE BOARD-FORMED
- ⑥ 5' STEEL FENCE
- ⑦ 6" PVC UNDERGROUND DRAIN PIPE; 1% SLOPE MIN.
- ⑧ YARD DRAIN w/4" DIA GRATE
- ⑨ BUBBLER BOX; 12" SQ.
- ⑩ MAILBOX



BERNAL RESIDENCE -PS
2355 Milo Drive
Palm Springs, CA

project title:

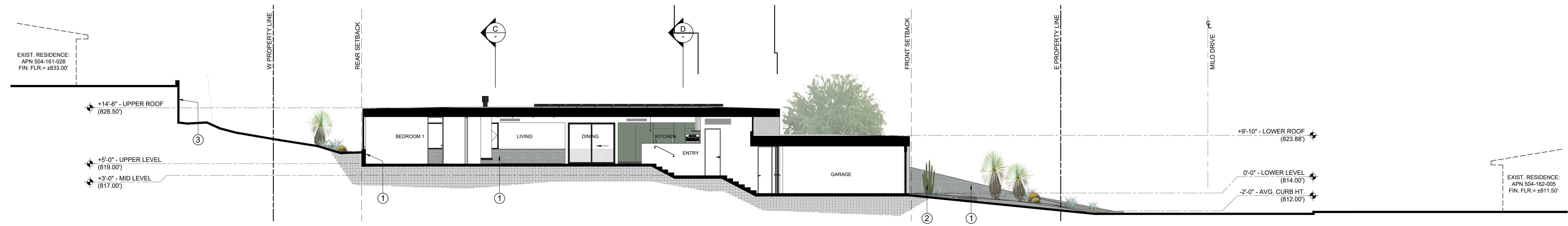
date:	09.21.20
issue:	PLANNING DEPT SUBMITTAL

**SHEMATIC DESIGN
-SITE PLAN
GRADING & DRAINAGE**
scale: 1/8" = 1'-0"

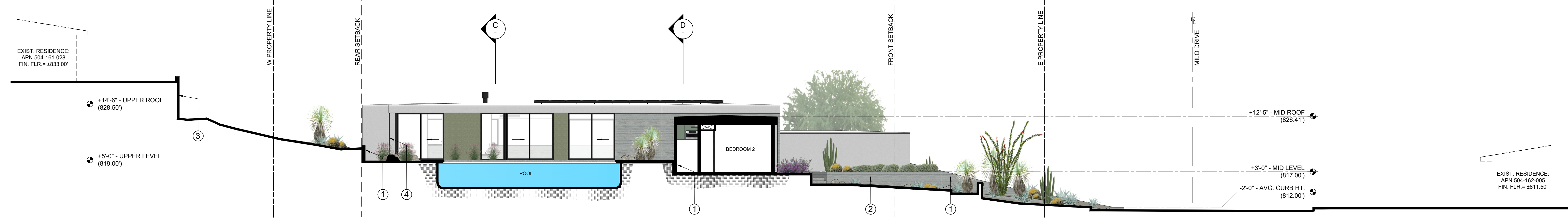
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2355 Milo Drive
Palm Springs, CA

date:	issue:
09.21.20	PLANNING DEPT SUBMITTAL

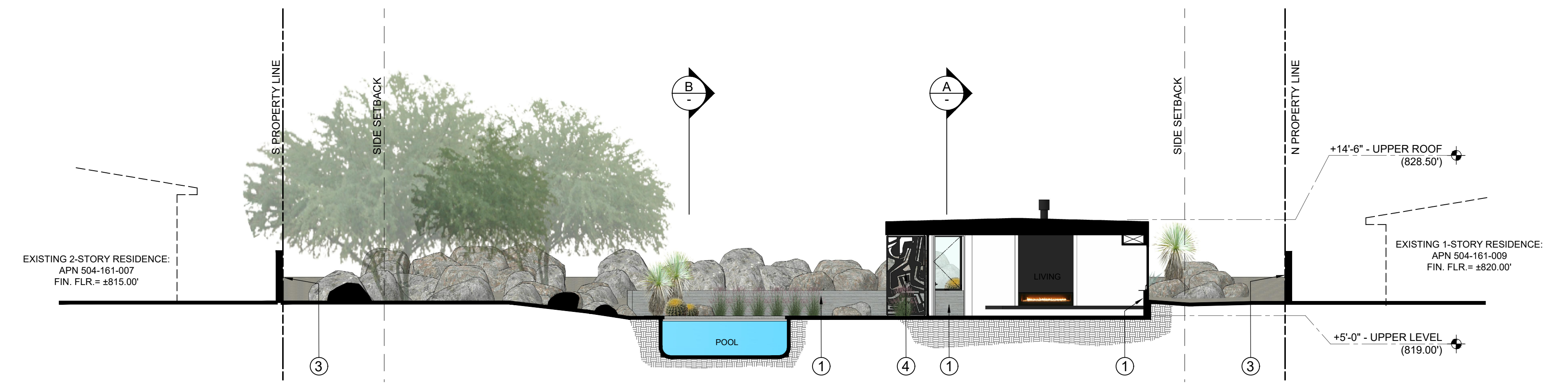
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SCHEMATIC DESIGN
-SITE SECTIONS
scale: 1/8" = 1'-0"



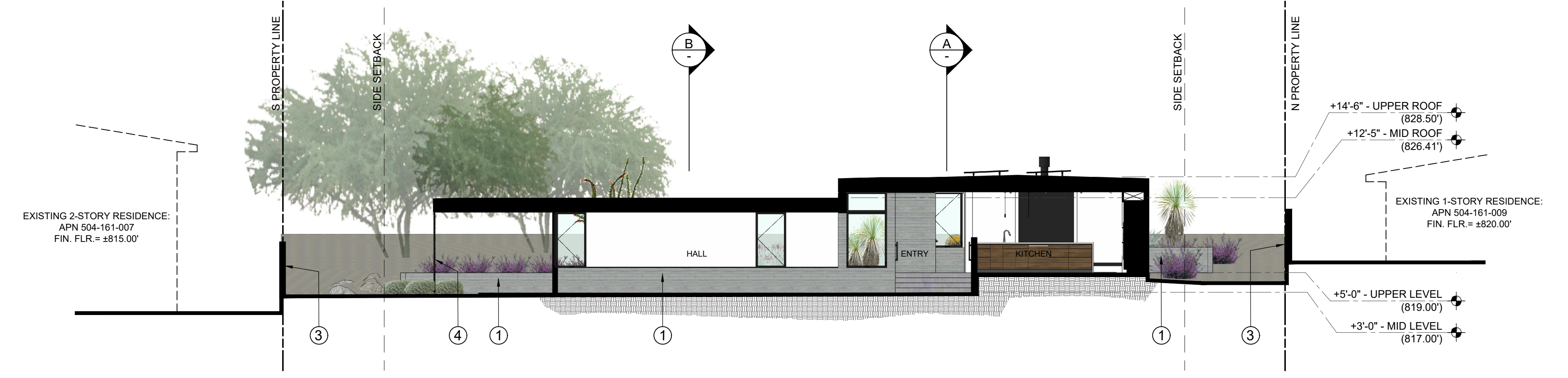
SITE SECTION A
SCALE: 1/8" = 1'-0"



SITE SECTION B
SCALE: 1/8" = 1'-0"



SITE SECTION C
SCALE: 1/8" = 1'-0"



SITE SECTION D
SCALE: 1/8" = 1'-0"

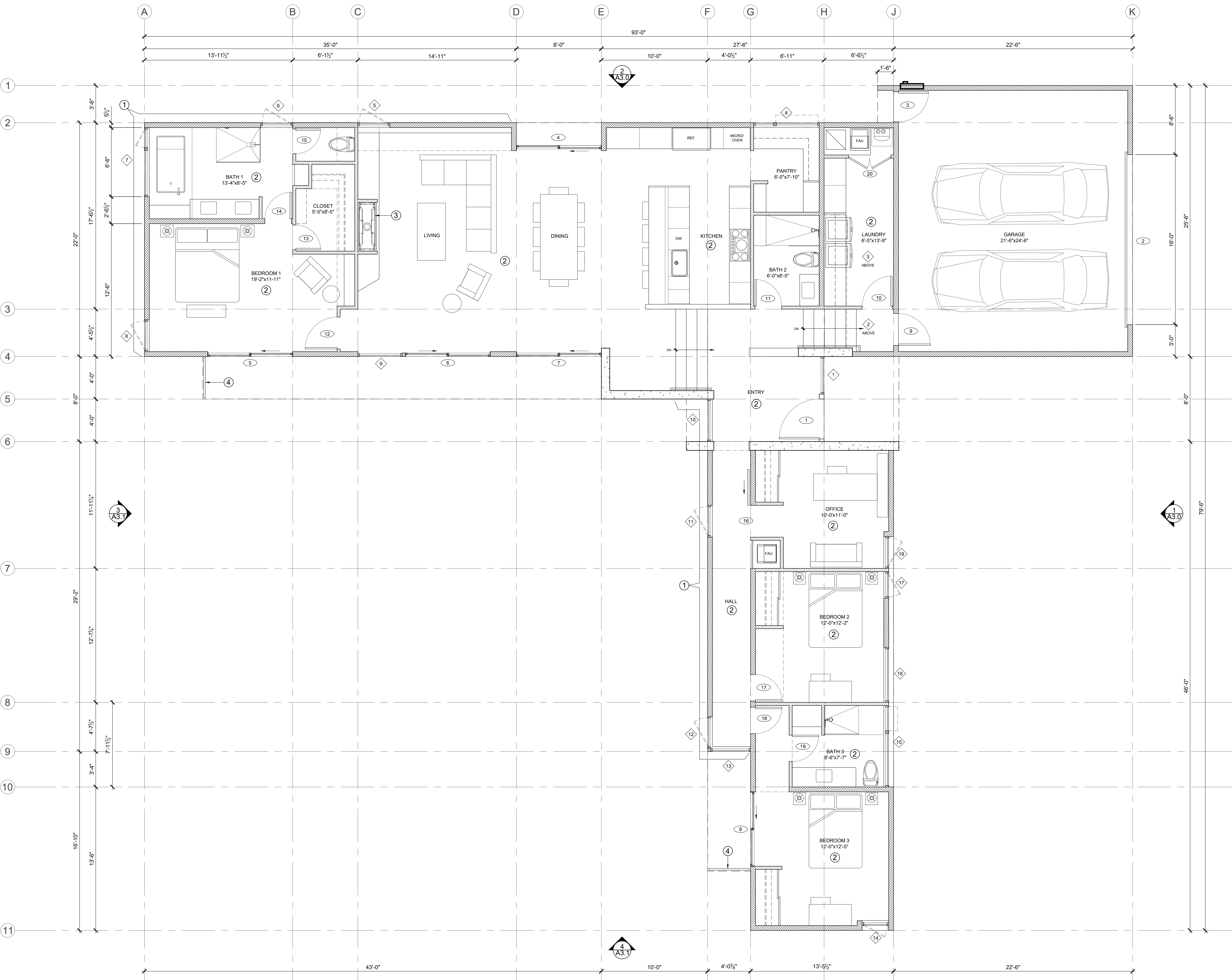
- NOTES:**
- ① CONC. RETAINING WALL;
4" BOARD FORMED
 - ② CONC. PLANTER WALL;
4" BOARD FORMED
 - ③ EXISTING CMU WALL
 - ④ DECORATIVE METAL SHADE PANEL
 - ⑤ CONC./STEEL MAILBOX

project title:
BERNAL RESIDENCE -PS
2355 Milo Drive
Palm Springs, CA

date:	issue:	description:
09.21.20	PLANNING DEPT SUBMITTAL	

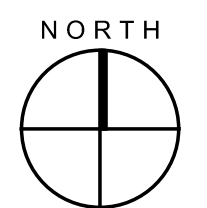
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SCHEMATIC DESIGN
-FLOOR PLAN
scale: 1/4" = 1'-0"

A2.0



- LEGEND:**
- =10 WIDE CONC. WALL;
4" BOARD FORMED
 - =2x6 WOOD STUDS @ 16"
O.C. w/ R-21 BATT INSUL.
 - =2x4 WOOD STUDS @ 16"
O.C. w/ SOUND BATT INSUL.
 - = DOOR SYMBOL;
SEE DOOR SCHEDULE
 - =WINDOW SYMBOL
SEE WINDOW SCHEDULE
 - =ELEVATION/SECTION SYM.
DRAWING #
SHEET #

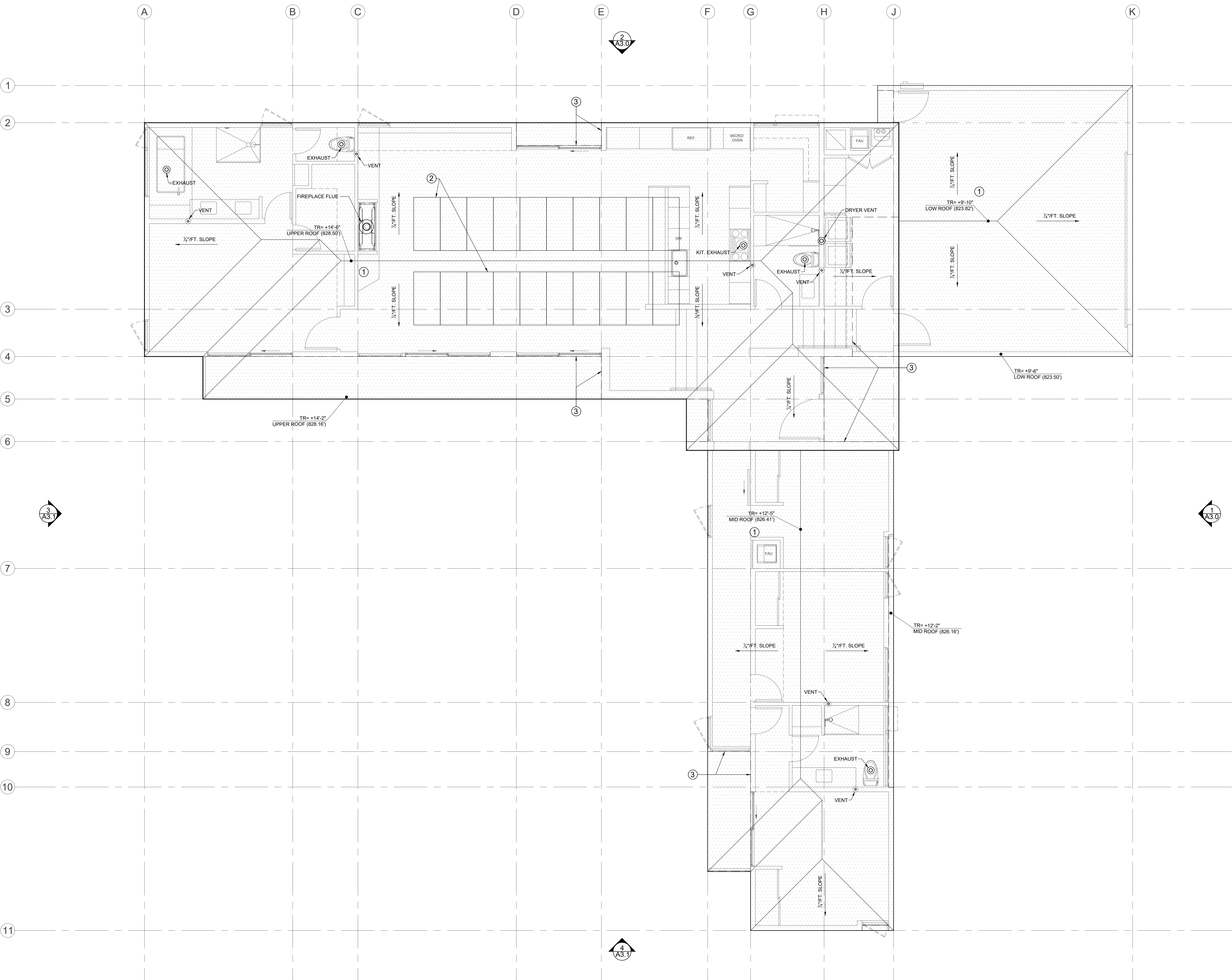
- NOTES:**
- ① 30" HIGH CONC. RETAINING WALL;
4" BOARD FORMED w/1.5" RIGID
INSULATION BD. ON EXT. SIDE
 - ② EXPOSED CONC. SLAB; POLISHED
 - ③ GAS FIREPLACE
 - ④ DECORATIVE METAL SHADE PANEL



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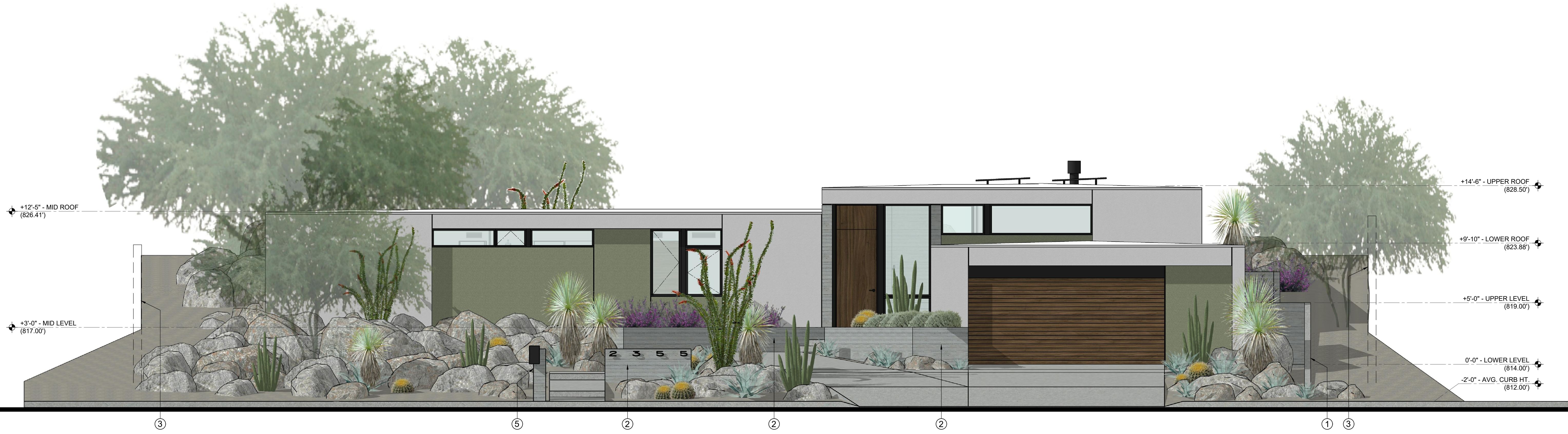
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SCHEMATIC DESIGN
-ROOF PLAN
scale: 1/4" = 1'-0"



- NOTES:
- CLASS A ROOF SHALL BE ADHERED SINGLE-PLY MEMBRANE, 36 MIL, FIBER-TITE FB, OFF-WHITE COLOR DC-691, OVER TAPERED RIGID XPS FOAM INSULATION BD. (R-17, AVG. 2" THICK), OVER, 1/4" DENS-DECK; 1/4" SLOPE/FT. MIN
 - INDICATES AREA OF 7 KW SOLAR PHOTOVOLTAIC PANEL SYSTEM
 - INDICATES LINE OF BLDG BELOW
- ALL ROOF HEIGHTS INDICATED ARE FROM LOWER LEVEL FF; 814.00'



date:	09.21.20	issue:	PLANNING DEPT SUBMITTAL
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EAST ELEVATION (STREET VIEW) 1
SCALE: 1/4" = 1'-0"



NORTH ELEVATION 2
SCALE: 1/4" = 1'-0"

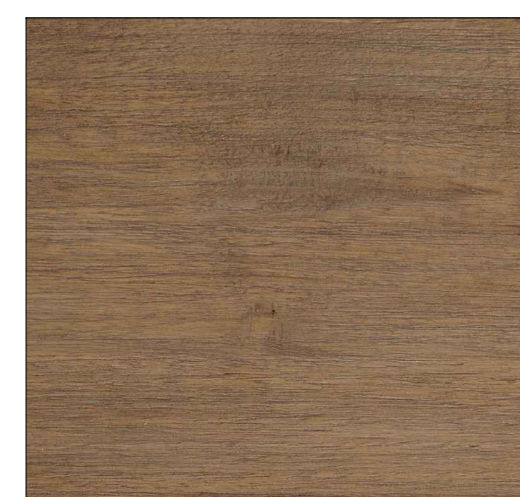
EXTERIOR MATERIALS:



MET-1 Aluminum Brake Metal;
dark bronze anodized to match window
frames
-miscellaneous trim & decorative shade
panels



GL-1 Exterior Windows;
1" dual glazing, clear glass, low-e
w/ dark bronze anodized aluminum frame



WD-1 Exterior Wood finish;
Medium Walnut, matte finish
-entry door
-garage door



CW-1 Exposed Concrete Wall;
4" Board-Formed Finish
-exterior/interior building walls
-site & building retaining walls



EF-2 Exterior Wall finish, 3-coat Plaster;
16/20 float finish; "Mythic Pine" P-872 by Merlex
-exterior building accent walls



EF-1 Exterior Wall finish, 3-coat Plaster;
16/20 float finish; "Bisque" P-141 by Merlex
-exterior building walls

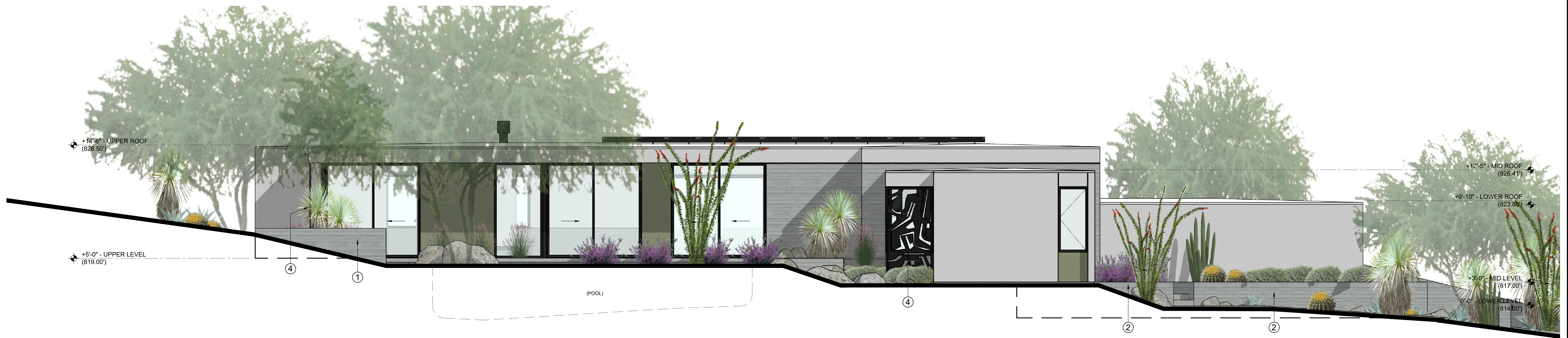
NOTES:

- ① CONC. RETAINING WALL;
4" BOARD FORMED
- ② CONC. PLANTER WALL;
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- ④ DECORATIVE METAL SHADE PANEL
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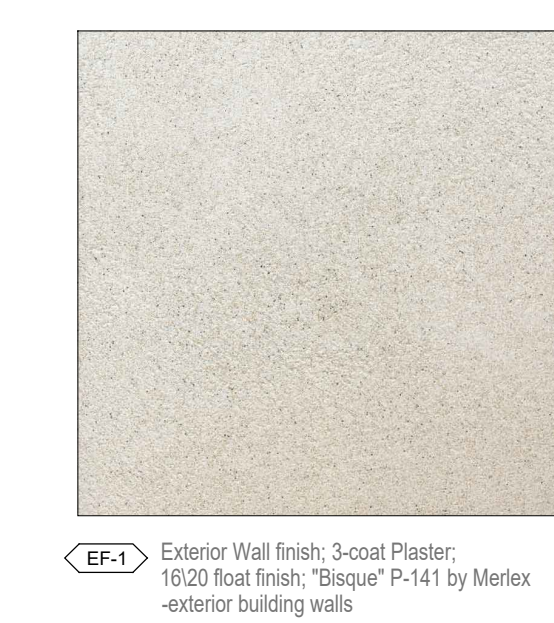
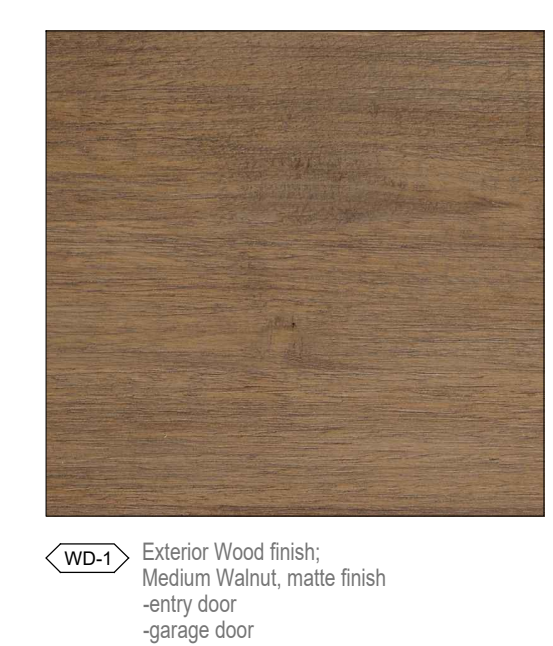
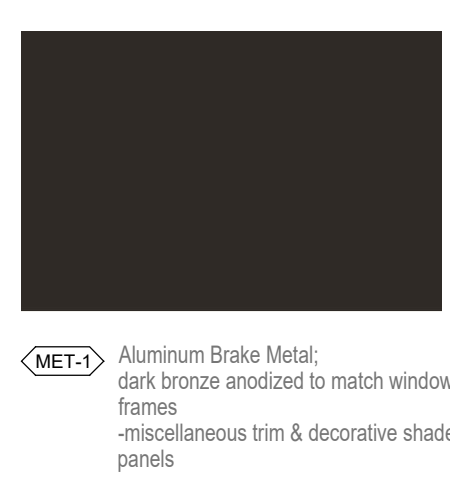


WEST ELEVATION 3
SCALE: 1/4" = 1'-0"



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

EXTERIOR MATERIALS:



NOTES:

- ① CONC. RETAINING WALL;
4" BOARD FORMED
- ② CONC. PLANTER WALL;
4" BOARD FORMED
- ③ EXISTING CMU PROPERTY WALL
- ④ DECORATIVE METAL SHADE PANEL
- ⑤ CONC./STEEL MAILBOX



BERNAL RESIDENCE -PS

2355 Milo Drive
Palm Springs, CA

EXISTING SITE PHOTO -1

09.21.20



BERNAL RESIDENCE -PS

2355 Milo Drive
Palm Springs, CA

EXISTING SITE PHOTO -2

09.21.20



BERNAL RESIDENCE -PS

2355 Milo Drive
Palm Springs, CA

EXISTING SITE PHOTO -3

09.21.20