



ARCHITECTURAL ADVISORY COMMITTEE MEMORANDUM

DATE: NOVEMBER 2, 2020

SUBJECT: SCOTT TIMBERLAKE FOR A MINOR ARCHITECTURAL APPLICATION FOR A 503-SQUARE FOOT ADDITION AND A 420-SQUARE FOOT NEW DETACHED GARAGE TO AN EXISTING HOUSE ON A HILLSIDE LOT REQUESTING AN ADMINISTRATIVE MINOR MODIFICATION FOR SETBACK REDUCTIONS LOCATED AT 324 WEST OVERLOOK DRIVE, ZONE R-1-C. (CASE 3.3718 MAA AND 7.1612 AMM) (GM)

FROM: Development Services Department

SUMMARY:

This is a request for the Architectural Advisory Committee to review a Minor Architectural Application to add two new structures consisting of a 504-square foot addition connecting an existing small house and casita; and a new 405-square foot detached garage on a hillside lot. The requested development will require approval of an Administrative Minor Modification (AMM) to reduce the front yard setback to sixteen (16') feet, the side-front to twenty (20') feet and the side yard to six (6') feet.

RECOMMENDATION:

Staff recommends approval. AAC recommendation will be presented to the Planning Commission.

BACKGROUND INFORMATION:

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
1924	Subject property was constructed as part of the King Camp Gillette Estate as an outbuilding.
2015	Compound subdivided into four lots splitting off the subject property.

<i>Most Recent Ownership</i>	
04/27/2020	Scott Timberlake
<i>Notification</i>	
10/21/2020	Notice sent to adjacent and abutting property owners.
10/29/2020	Email notification sent to the Warm Sands, Parkview, Tahquitz River

	Estates, Deepwell, The Mesa, Twin Palms, Canyon Corridor, Indian Canyon, and Historic Tennis Club Neighborhood Organizations.
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Field Check	
10/20	Staff visited site to observe existing conditions
Site Area	
Net Area	10,019-square feet

ANALYSIS:

Surrounding Property	Existing General Plan Designations	Existing Land Use	Existing Zoning Designations
Subject Property	ER (Estate Residential), 2 Units per acre	Single-Family House	R-1-C (Single-Family Residential)
North	ER (Estate Residential), 2 Units per acre	Single-Family House	R-1-C (Single-Family Residential)
South	ER (Estate Residential), 2 Units per acre	Single-Family House	R-1-C (Single Family Residential)
East	ER (Estate Residential), 2 Units per acre	Single-Family House	R-1-C (Single-Family Residential)
West	ER (Estate Residential), 2 Units per acre	Single-Family House	R-1-C (Single-Family Residential)

DEVELOPMENT STANDARDS:

Section 92.01.03 (A) of the PSZC for the R-1-C development standards.

	R-1-C	Proposed Project	Comply
Lot Area	10,000-square feet	10,019-square feet	Yes
Lot Width	100 feet	96.35 feet	Lot of record
Lot Depth	100 feet	70.34 feet	Lot of record
Front Yard	25 feet	16 feet	Yes with AMM
Side Front Yard	25 feet	20 feet	Yes with AMM
Side	7 feet	6 feet	Yes with AMM
Rear Yard	15 feet	15 feet	Yes
Building Height (max.)	12 feet at setback line to max 18 feet at a 4:12 slope	13' feet gable end at front setback	Yes
Bldg. Coverage	35% lot coverage	22.35%	Yes

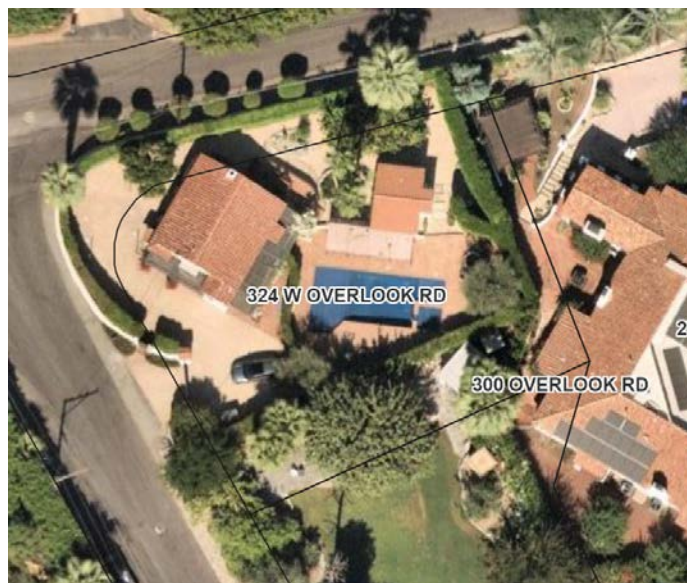
Off-street parking	2 covered spaces	2 garage spaces	Yes with AMM
Landscaping	No specific requirements	Landscape plan provided	Yes

PROJECT DESCRIPTION:

The applicant is seeking approval to construct a 504-square foot addition connecting an existing house and casita. The 750-square foot guest house which was built in 1924 was part of the Gillette Estate and was split off in 2015. The structure consists of a one-bedroom, kitchen, small office, small living room and one bathroom. In 2018 a new detached casita consisting of a bedroom and bath was constructed on the property. The new addition will join the two structures with a central shared living room and bedroom with bath. The combined house will be a 1,820-square foot three bedroom, three bathroom with living/dining room.

The existing house currently encroaches into the front yard setback at ten (10') feet with the new addition setback at sixteen (16') feet. The request for a nine (9') foot reduction is permissible with the approval of an Administrative Minor Modification (AMM) by the Planning Commission.

The new 504-square foot addition will join the two structures and have an exterior consisting of smooth stucco in a white color, terra cotta color clay barrel tiles with windows and canvas awnings to match existing conditions. The property located in The Mesa neighborhood has a large six (6') foot tall wall with mature landscaping surrounding the site which obscures views of the interior buildings.



Aerial of 324 W. Overlook Drive

The applicant proposes the construction of a 405-square foot two-car garage to be placed on the south edge of the property. Currently there exists a driveway entrance with a large gate which will be removed. The pavement will be widened with a new pilaster and wall leading up to the garage. The structure will be setback six (6') feet from the side yard wall and requires a one (1') foot reduction from the required seven (7') foot setback.

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.	<p><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></p> <p>The proposed addition of a two-car garage to be located at an existing driveway entrance will provide a clear location for vehicles to enter and exit the site. The presence of a six (6') foot tall fence around the perimeter of the site encompasses the compound and separates the street from the residence.</p>	Yes
2.	<p><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></p> <p>The subject site was split off from the larger Gillette Estate in 2015. The guest house along with newly built casita is constructed of similar materials as the main house. The new addition and garage will be built from the same material and be harmonious with the surrounding properties. The Spanish design element using red clay barrel tiles for roofs, white smooth stucco building walls and other details will be consistent.</p>	Yes
3.	<p><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></p> <p>The height of the new addition will be thirteen (13') feet tall and the garage eleven (11') feet and be consistent in height to existing structures. An AMM request to reduce setbacks for the front, side-front, and side yards will allow the development to occur and is justified on an usually shaped hillside lot.</p>	Yes

	Guidelines [PSZC 94.04.00(D)]	Compliance
4.	<i>Building design, materials and colors to be sympathetic with desert surroundings;</i> Building materials in a smooth stucco finish for the walls in a white color; terra cotta colored clay barrel tile roof; windows with fabric awnings will match the existing house.	Yes
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 proposed building addition and new garage will utilize a combination of smooth stucco walls and barrel tile clay roofs resulting in a harmonious coordination of materials and colors.	Yes
6.	<i>Consistency of composition and treatment;</i> Overall, there is a consistency of project composition and treatment. The design of the 504-square foot addition will appear as a cohesive design that will blend with the existing structure.	Yes

CONCLUSION:

The proposal for the addition of two structure a 504-square foot addition and 405-square foot garage on a hillside lot with requested setback reductions will be harmonious with the nearby development which can be characterized as Spanish style compounds surrounded by tall fences and mature landscaping obscuring views of the properties. Staff recommends approval as presented.

The AAC recommendation will be forward to the Planning Commission for consideration.

Glenn Mlaker, AICP
 Associate Planner

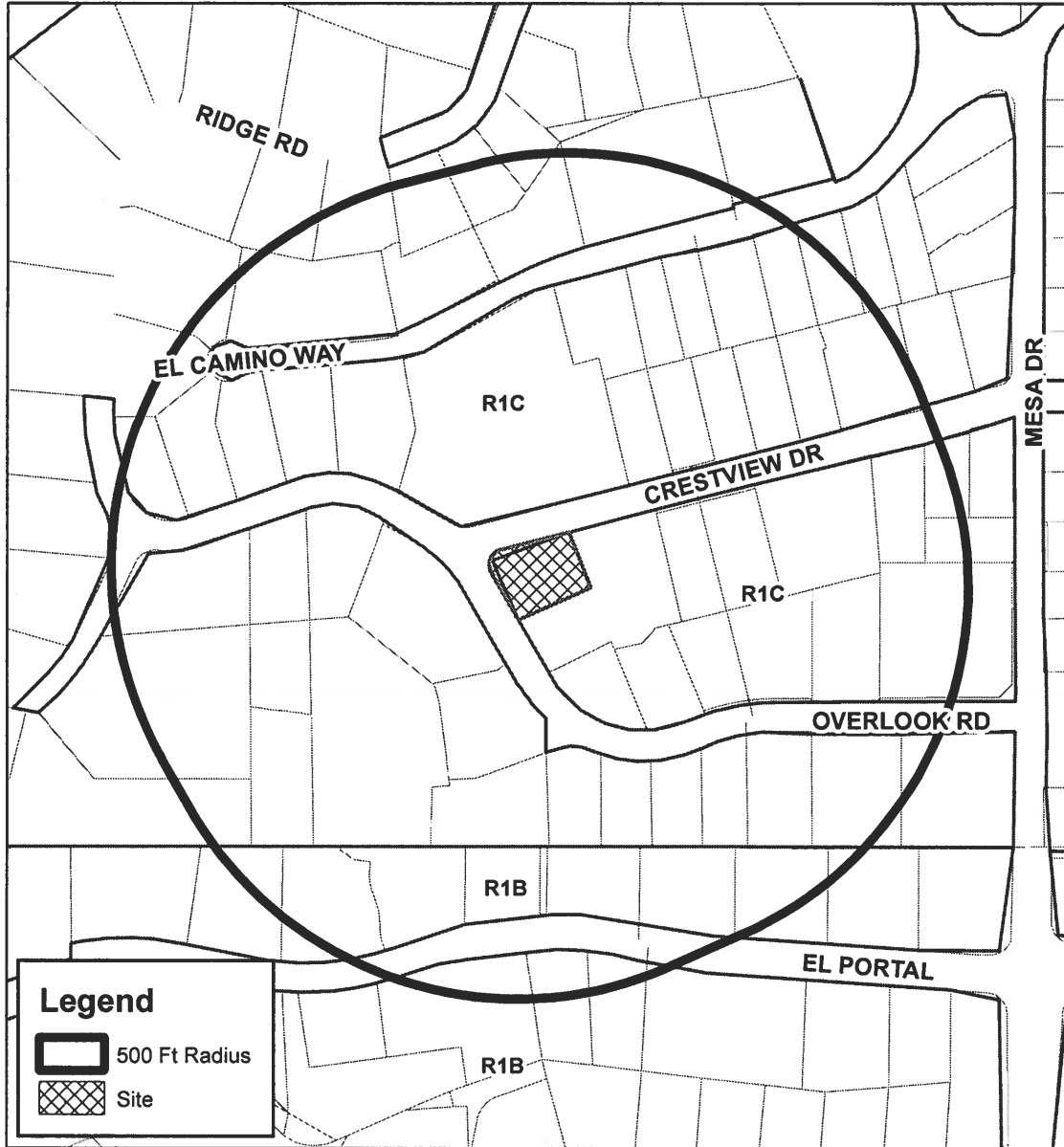
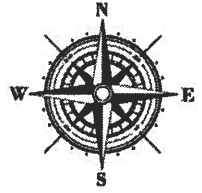
David Newell, AICP
 Assistant Director of Planning Services

ATTACHMENTS:

1. Vicinity Map
2. Justification Letter
3. Site Photos
4. Exhibit Package



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
Case # 3.3718 MAA
324 W Overlook Drive

September 10, 2020

324 W Overlook Dr. Justification Letter for requested Variances

**City of Palm Springs
Planning Department
Attention: Glenn Mlaker**

This property was part of The King C. Gillette Estate built in 1923. The original estate sat on 5 acres and covered the entire city block. The first home known to be built in The Mesa neighborhood. Over the years, the property was subdivided, abandoned and fell into serious disrepair up until 2014. By then, several other homes have been built on the sub-divided lots on the original 5 acre parcel. A few of these older homes were also part of the original Gillette Estate.

In 2015, the owner at the time, decided to sell separately the vacant properties (inhabitable) and to divide further into 3 lots. Lot 1, 324 W Overlook was the estates original guest House and pool. This also was the main gated access and driveway to the Main estate, approximately 4,500 sf (Lot 2) The owner sold off the guest house and pool in 2015. A major restoration followed. At the same time, the owner landlocked the main estate at 277 W Crestview Dr.(Lot 2) and sold off the remaining unimproved parcel (Lot 3) to the South of 324 overlook to that neighbor. That parcel is now an unimproved yard, lawn area.

In 2015 Clare Lincoln purchased the main Estate which had been abandoned for more than 20 years, She began to restore it and \$1M later, gave up. I purchased the home from her (she was occupying it) at the time) and continued finishing it in July 2019. I finished the interior (cosmetics) and added the new swimming pool and driveway since the only original pool was attached to 324 Overlook. This year, the owners of 324 Overlook approached me to list and sell the property for them. I thought this was a last chance opportunity (though very overpriced at more than \$1000 per sf) to bring the original structures back together. In 2018 / 2019 the 324 Overlook owner added an additional, completely separate structure comprised of one small separate bedroom and bath less than 250 sf. This made little or no sense.

So here we are today.

324 W Overlook Drive:

The Existing living configuration consists of the original 750 sf guest house. This is a one bedroom home, small office area, very small living area and the only bathroom access is through the one bedroom. No powder room. The new 2018 detached casita consists of a separated bedroom and bath, has no living area or kitchen and is not a good viable alternative for any single family residence. Together they total no more than 1000 sf of living space, and that space is separated with only one small kitchen in the original guest house. No dining areas at all.

Joining the two structures with a central, shared living room / bedroom addition creates a livable 3 bedroom / 3 bathroom family home with dining area, powder room (new restroom accessed from the living area). Once completed, this will be comparable to most others in the neighborhood. Currently no covered parking or garage at all.

The shape of the corner lot and original location of the main House and pool, makes it impossible to design anything usable unless setback variances can be granted for both the Residential addition and required 2-car garage.

Landscaping on both sides of this corner street and between adjacent lots ensures complete visual privacy due to high walls and extremely high hedges and trees. Adjacent neighbors and neighbors across both streets have no visual sightings of each other. Longer setbacks make no sense under these conditions. Shorter setbacks pose no safety, visual, or noise problems at this site.

A two car garage is a necessity for any real estate in this neighborhood or any neighborhood for that matter.

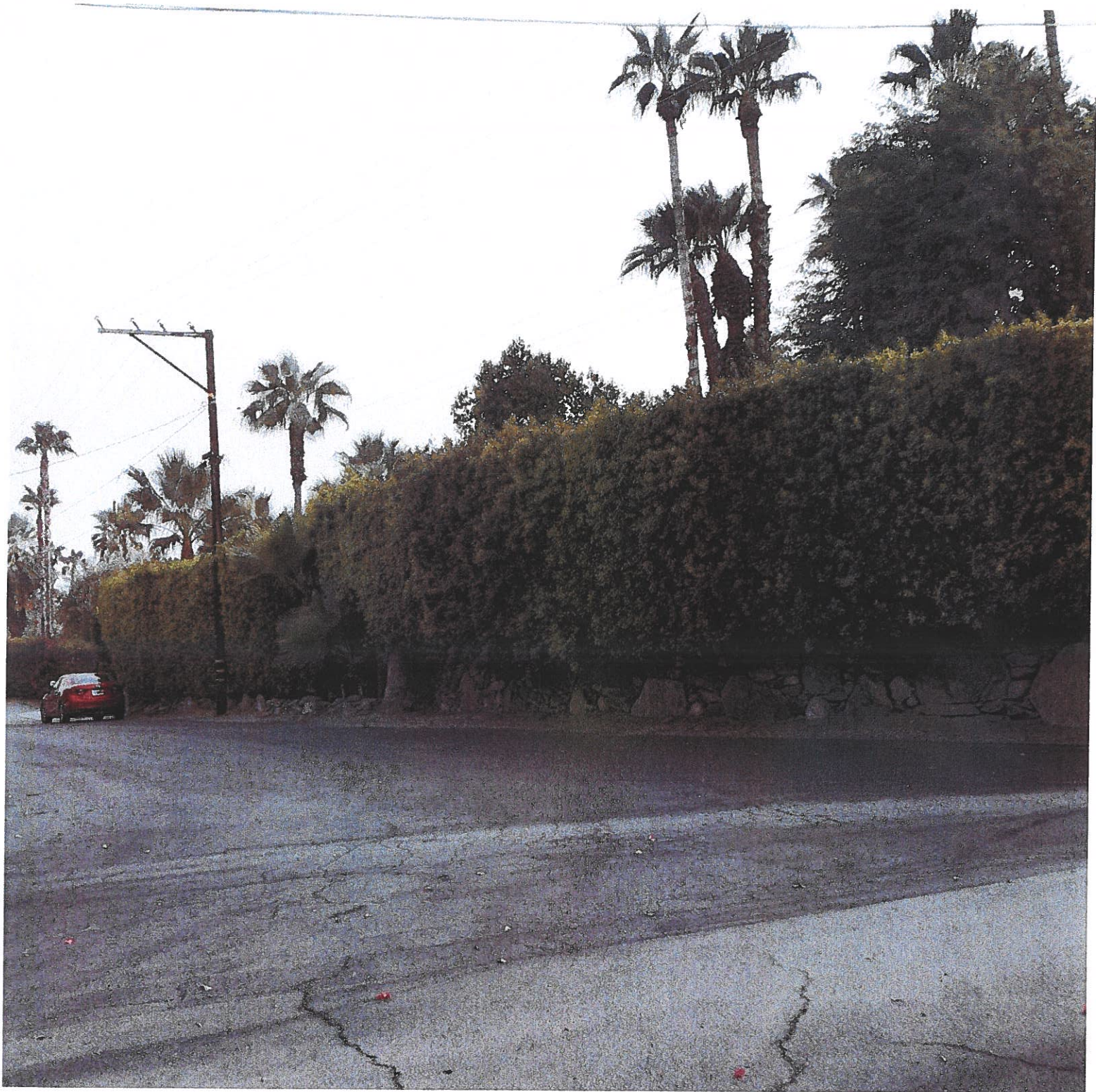
Quality of living for residents should take preference over arbitrary setback measurements. Our design provides a quality, livable home for just about anyone. Thank you for your consideration.

Sincerely,

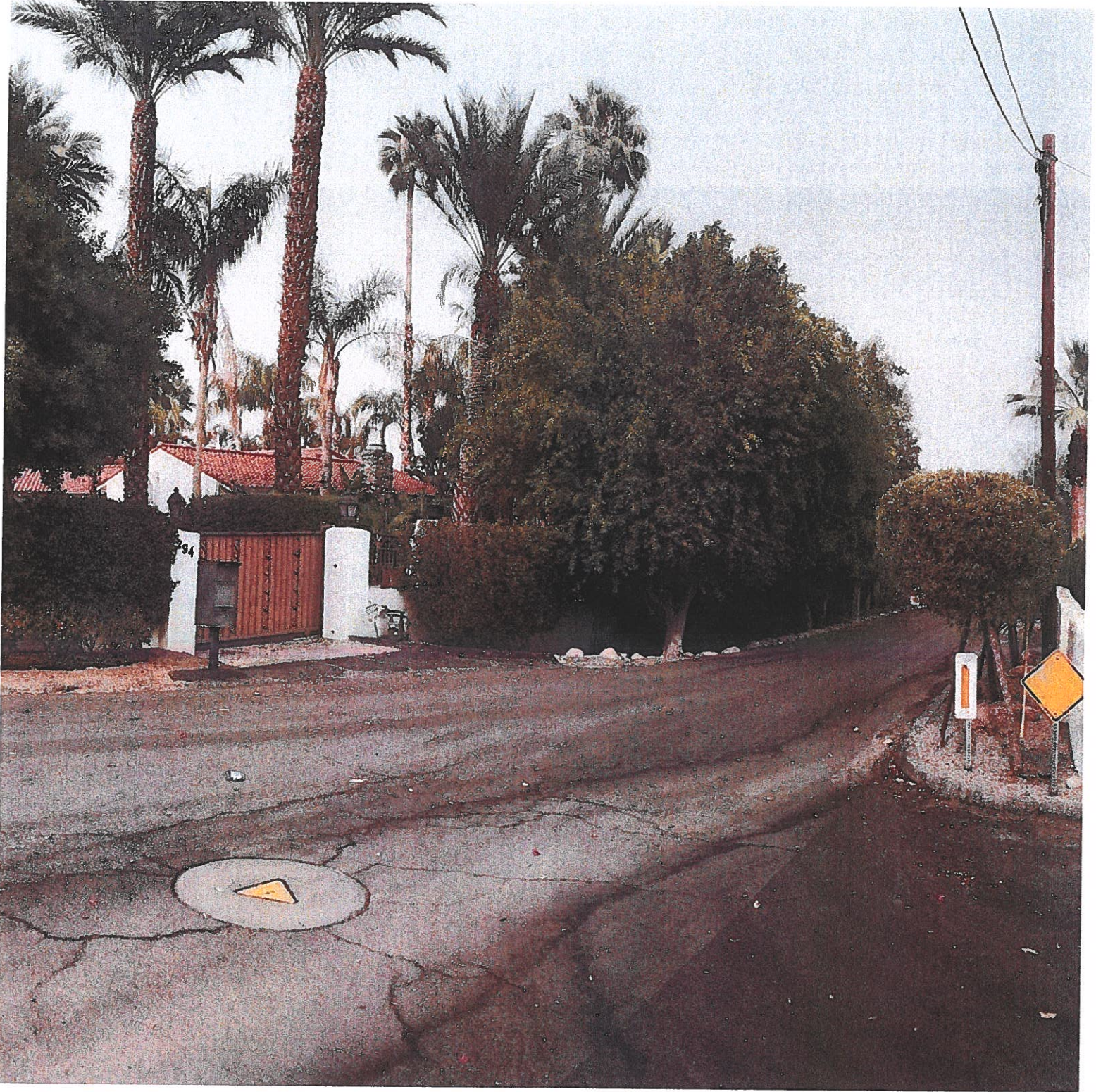
A handwritten signature in black ink, appearing to be 'S. Timberlake', with a long horizontal line extending to the right.

Scott Timberlake







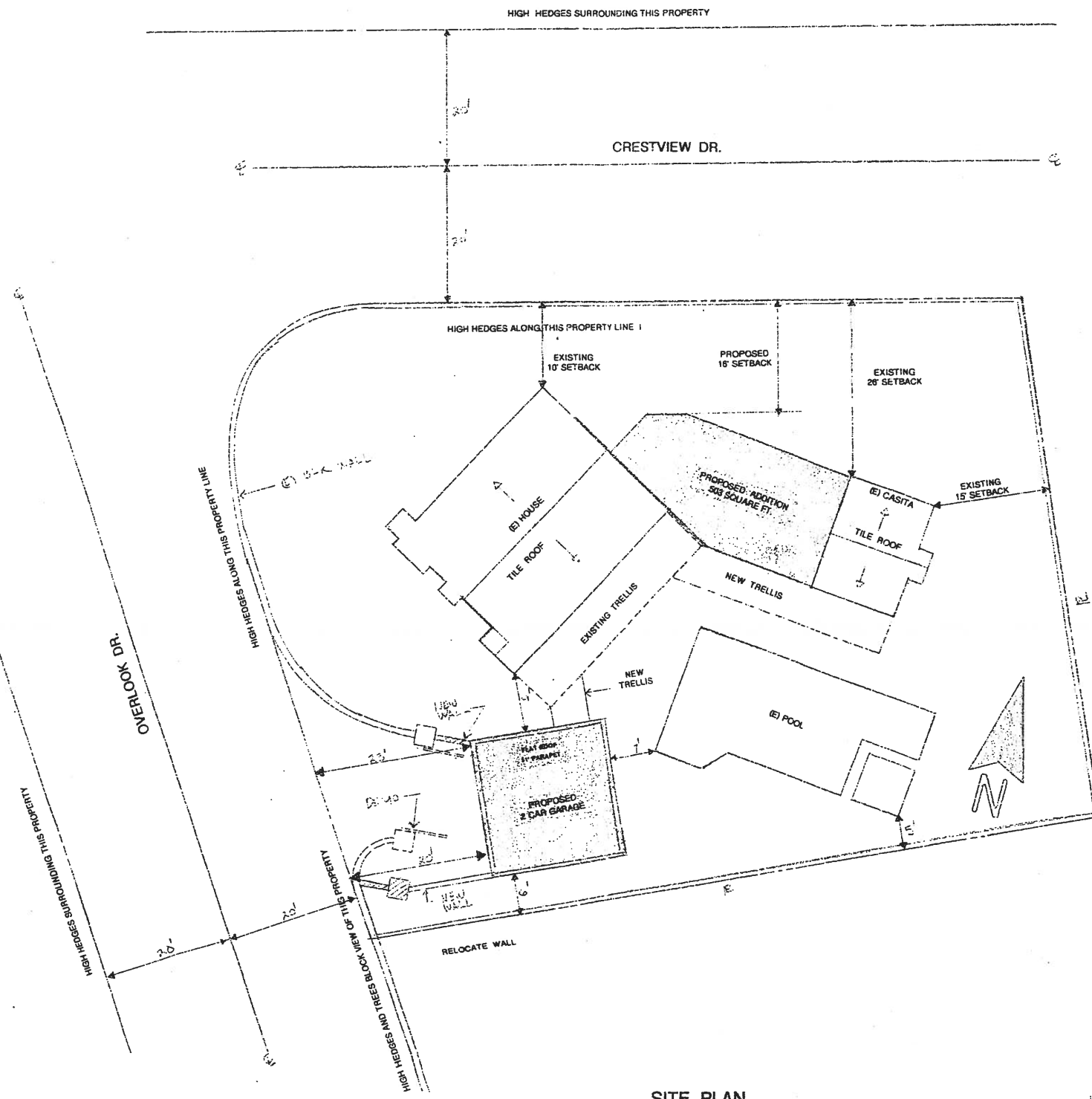












324 W. Overlook Drive
Living Room / Bedroom Addition

Designer: STAN POLLAKUSKY 760-333-9998
81955 Avenida Alcalde
Indio, CA 92203 stano1943@gmail.com

Project Address: 324 W. Overlook Dr.
Palm Springs CA 92264

Owner: Scott Timberlake 760-333-7578
Revocable Trust
277 W. Crestview Dr.
Palm Springs, CA 92264
scotttimberlake@icloud.com

APN: 513-362-012

Zoning: R-1-C Allowable Coverage 35 %

Building Use: Single Family Residence Single Story

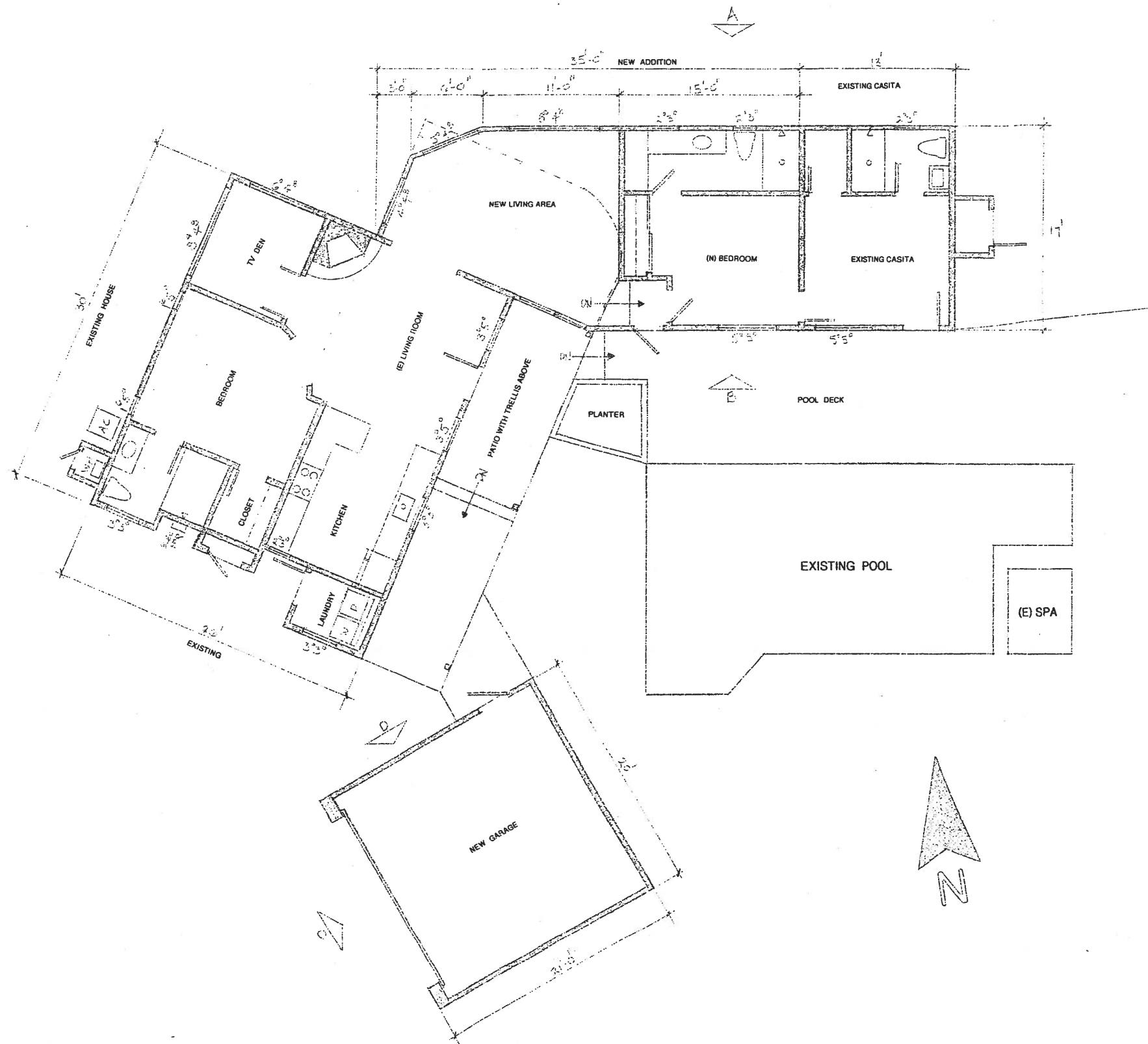
Building Statistics
Lot Size .23 Ac 10,019 Sq. Ft.
Existing Living Area 1317 SF
Proposed Addition 503 SF
Total 1820 SF
Proposed Garage 420 SF

% Coverage 22.35 %

SITE PLAN 1/8" = 1'

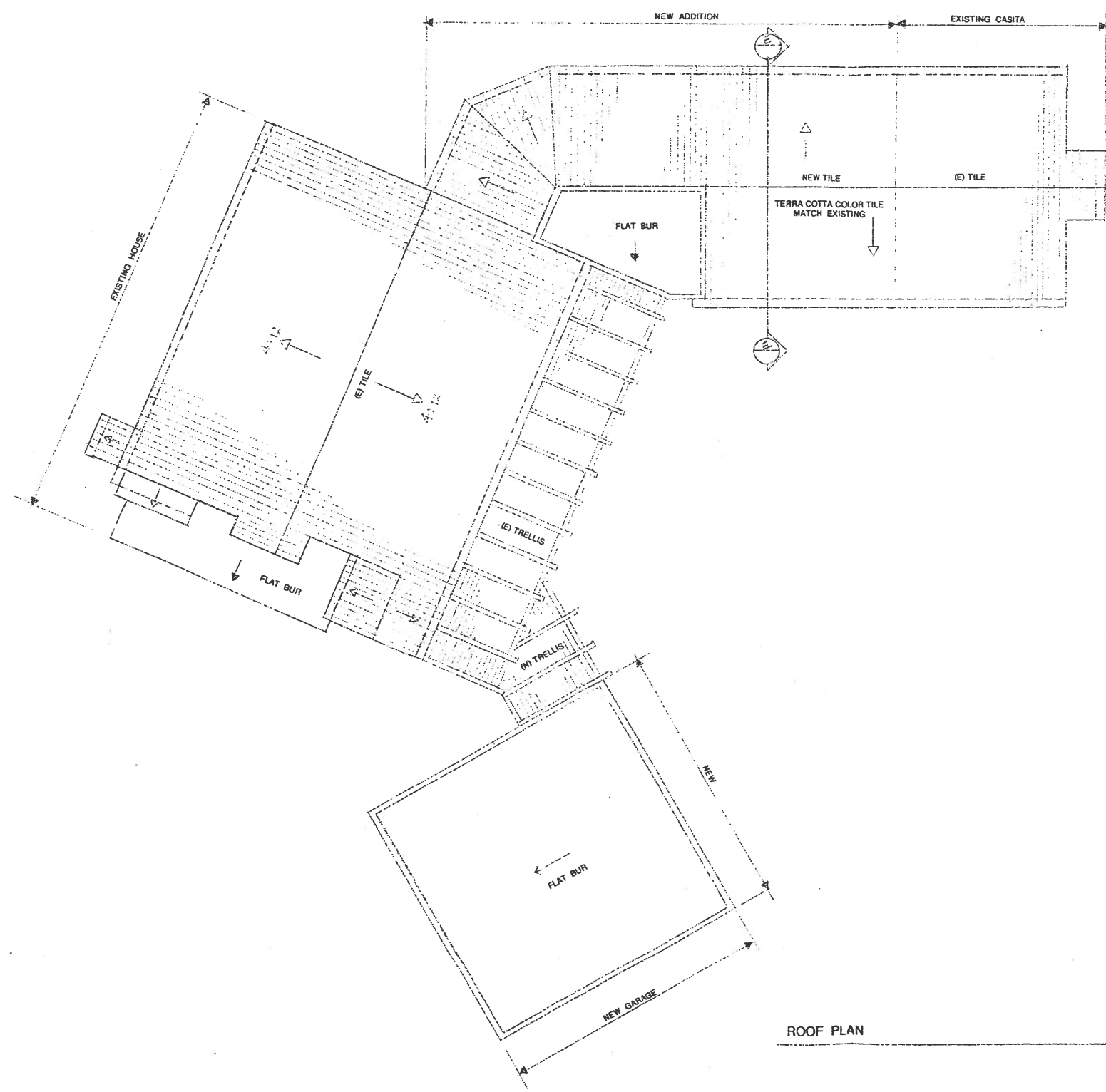
324 W. OVERLOOK DR. PALM SPRINGS, CA



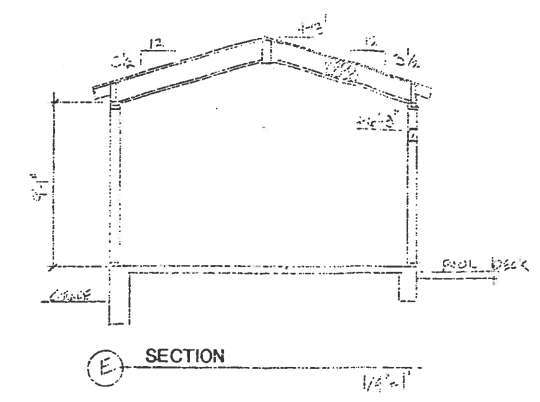


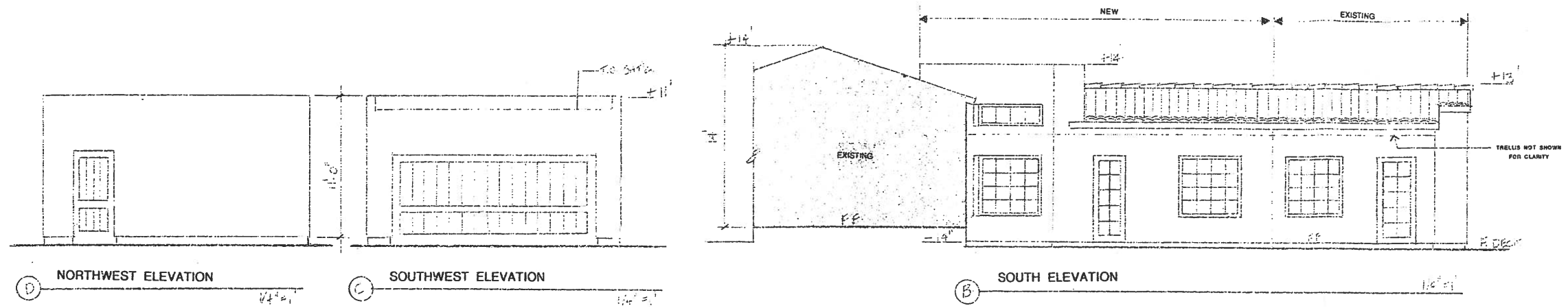
FLOOR PLAN

1/4" = 1'



ROOF PLAN

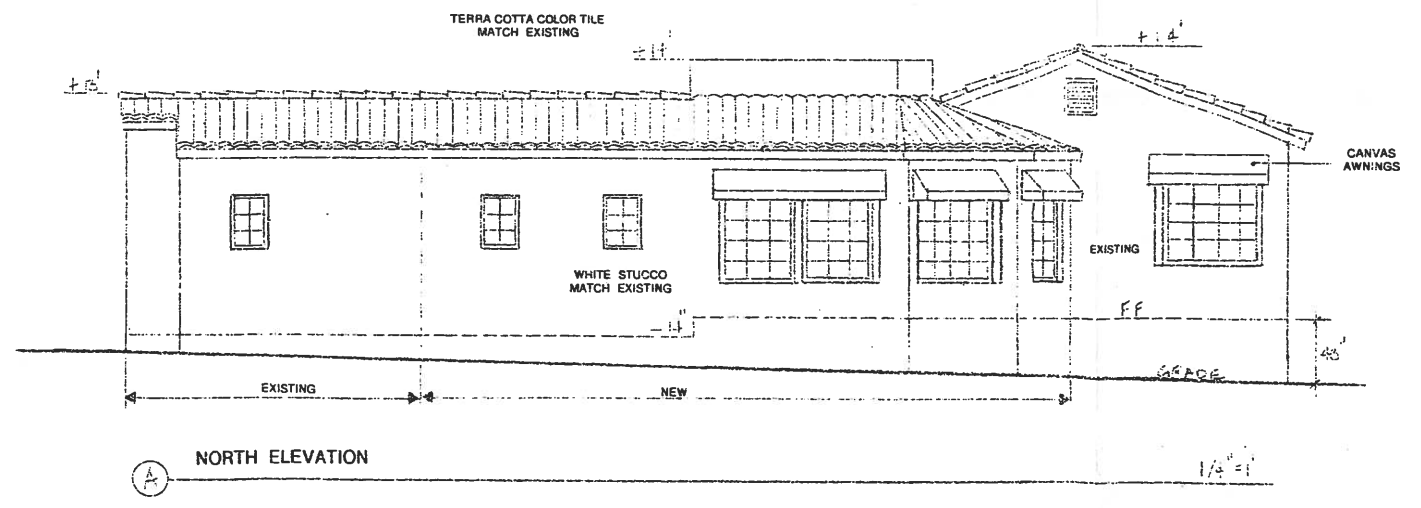




(D) NORTHWEST ELEVATION

(C) SOUTHWEST ELEVATION

(B) SOUTH ELEVATION



(A) NORTH ELEVATION

- SEE EXISTING PHOTOGRAPHS
- TERRA COTTA COLOR TILE
MATCH EXISTING
- MATCH EXISTING WINDOWS
- MATCH EXISTING AWNINGS