



ARCHITECTURAL ADVISORY COMMITTEE STAFF REPORT

DATE: JULY 15, 2019

SUBJECT: PINNACLE PALM SPRINGS, LLC, FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 4,527-SQUARE FOOT HOUSE ON A HILLSIDE LOT LOCATED AT 1730 PINNACLE POINT (LOT 10), ZONE PDD 79. (CASE 3.4099 MAJ)

FROM: Flinn Fagg, AICP, Director of Planning Services

SUMMARY

This is a request of the Architectural Advisory Committee to review a Major Architectural Application for the construction of a one-story 4,527-square foot house on a hillside lot with maximum height of eighteen (18') feet located in the development known as Pinnacle Point.

RECOMMENDATION:

Recommend approval to the Planning Commission.

COMMENTS FROM LAST AAC MEETING AND APPLICANTS REVISIONS:

This project was previously reviewed by the Architectural Advisory Committee on June 17, 2019 and the AAC voted to continue the project with the following comments:

- Provide site section from north to south showing detail of front wall in relationship to street.
- Roof plan to show slopes for water run-off.
- Place water retention method on plan.
- Recess the garage door to provide an overhang.
- Provide sun control overhang on west facing bedroom.
- Landscape decomposed granite and rocks to be of similar colors.
- Shift building to the north increasing front yard setback at guest wing.
- Color of building exterior to be off-white.
- Provide cut sheet of outdoor recessed light fixture.

The applicant has provided a letter describing the revisions to the proposed exhibits which are as follows:

- A cross-section of the house from north to south.
- A roof plan showing slopes for water run-off and location of solar panels placed on the roof.
- West elevation at master bedroom has an eyebrow for solar control.

- Water retention will be incorporated into the front yard landscaping.
- Accent color for front façade box element to be off-white.
- Landscaping rock color changed to natural gray blend with decomposed granite and rocks to be a blend of earth tones.
- A detail of recessed light fixture.

Staff Evaluation and Recommendation:

Staff has worked with the applicant to revise the submission to reflect the comments of the AAC. The change of the accent color of the front façade box element to a light gray is consistent with recently approved homes on Lots 2 and 7 in Pinnacle Point. The cross-section of the front façade wall shows the elevation of the house in relationship to the street. Staff supports the use of the box element and block screen which brings interest to the structure and its elimination would result in a plain uninteresting front wall. The applicant has offered to reduce the width of the box element to 24” which Staff supports. This change will pull back the architectural projection from the reduced front yard setback. Staff has discussed with the City Engineering Department the siting of the house relative to the natural arroyo at the rear of the property and the possibility of shifting the structure to the north. Grading into the swale is not optimal and reduction in the house size could result in a greater front yard setback. Overall the revisions to the site and house design has resulted in a better submission and Staff supports the changes.

BUSINESS PRINCIPLE DISCLOSURE:

The applicant has filed a Public Integrity Disclosure form stating that Pinnacle Palm Springs, LLC is a California Limited Liability Company with the following person owning 99% of the business: Alexa Axton. The signed Public Integrity Disclosure form is attached.

BACKGROUND:

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
02/04/1981	City Council adopted Resolution #13676 approving Planned Development District (PDD 79) for a 12-lot subdivision on 12.5-acres in the Urban Reserve (UR) zone.
09/17/2018	Architectural Advisory Committee reviewed a house design and recommended a re-study.
06/17/2019	Architectural Advisory Committee reviewed the project and provided comments and voted to continue.

<i>Most Recent Ownership</i>	
04/14/2010	Pinnacle Palm Springs, LLC
<i>Notification</i>	
06/14/2018	Notice sent to adjacent and abutting property owners.

09/13/2018	Email notification sent to the Andreas Hills Neighborhood Organization.
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Field Check	
June 2019	Staff visited site to observe existing conditions
Details of Application Request	
Site Area	
Net Area	14,970-square feet



Subject Site: 1730 Pinnacle Point – Lot 10

ANALYSIS:

Surrounding Property	Existing General Plan Designations	Existing Land Use	Existing Zoning Designations
Subject Property	ER (Estate Residential), 2 Units per acre	Vacant	PDD 79 (Single-Family Residential)
North	ER (Estate Residential), 2 Units per acre	Vacant	PDD 79 (Single-Family Residential)
South	ER (Estate Residential), 2 Units per acre	Residence	R-1-C (Single Family Residential)
East	Open Space - Watercourse	Vacant	PDD 79 (Single-Family Residential)
West	ER (Estate Residential), 2 Units per acre	Vacant	PDD 79 (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	14,970-square feet	Yes
Lot Width	100 feet	110 feet	Yes
Lot Depth	100 feet	143 feet	Yes
Front Yard	25 feet (10 feet hillside with AMM)	18 feet	Yes with AMM
Side Yard	10 feet	10 feet	Yes
Rear Yard	15 feet	18 feet	Yes
Building Height (max.)	12 feet at setback line to max 18 feet at a 4:12 slope	12'-6" at garage; 14'-8" at guest wing; maximum height of 18'	Yes with AMM
Bldg. Coverage	35% lot coverage	30%	Yes
House / Garage	1,200 – sq ft min	4,527-square feet	Yes
Off-street parking	2 covered spaces	2 garage spaces	Yes
Landscaping	No specific requirements	Landscape plan provided	Yes

PROJECT DESCRIPTION:

The applicant is seeking approval to construct a 4,527-square foot house and two car garage on a vacant hillside lot in the gated twelve (12) lot subdivision named Pinnacle Point. This subdivision was first platted in 1981 with a final map recorded in 1989. The tract consists of one street ending at a cul-de-sac with a total of twelve (12) single-family lots fronting Pinnacle Point Road. A larger 8-acre common lot surrounds the development which is to remain as unbuildable open space. The subdivision currently contains three (3) existing homes built in mid-2000 which are similar in design style and size. Development of Lots 2 and 7 for single-family residences of similar design have been approved by the Planning Commission within the past year.

The original Tentative Tract Map approved in 1981 denoted areas within each lot with dashed boxes showing the allowed buildable area for the siting of future homes relative to setbacks for lots within the subdivision. The previously approved homes on Lots 2 and 7 have received a reduced front yard setback to eighteen (18') feet through the granting of an Administrative Minor Modification (AMM). This process can be used to grant setback relief or increase in building height from the R-1-C zone standards for homes within a hillside development. This allows for individual structures to be sited

with consistent setbacks and height evaluated against the development standards for the zone with flexibility allowed for hillside lots.

The subject parcel is Lot 10 which fronts Pinnacle Point Road with vacant lots on both sides. The lot is 14,970-square feet in size and is a semi-graded parcel with an existing pad. The lot has a grade difference of ten (10') feet from the high side on the east to the lower side on the west. The new house will be sited with a front yard setback of eighteen (18') feet from the front property line to the garage and the corner of the guest wing; side yards of ten (10') feet; and rear yard of eighteen (18') feet. The applicant is requesting an Administrative Minor Modification (AMM) to reduce the front yard setback from the required twenty-five (25') feet to eighteen (18') feet which is consistent with the previously approved house on Lot 2, and a twenty (20') feet setback at the corner of the guest wing. The PSZC allows for a setback reduction of the front yard setback per Section 94.06.01(A)(8) with the granting of an AMM.

The building height at the garage façade placed at the front yard setback will be 12'-6" and will not conform to the PSZC. In addition, a portion of the guest wing at the reduced setback line is proposed at 14'-8" and will not conform. The applicant is seeking relief from the PSZC through the granting of an AMM to increase building height at the reduced front yard setback line. The AMM request will be reviewed by the Planning Commission. There is a shed roof over the great room located in the center of the house with a maximum height of eighteen (18') feet. The attached guest wing will have a flat roof connecting to the one-story main house.

The house consists of a two (2) car garage, four (4) bedrooms and large open kitchen/dining/living room leading to an outdoor pool and spa area. The main living area is located on the center of the structure with three (3) bedrooms on either side and an attached guest wing. Building materials include stucco for the main body in a light beige color named "Play on Gray" and two accent colors, one is a dark brown named "Black Jack" and the other is a light gray named "Veiled Spotlight". The front façade will include a two-car garage with door in a metallic silver finish, a large front entry door and attached guest wing featuring a fascia box with unique screen in a light gray color. The window frames are to be a natural aluminum color, with precision concrete block for walls surrounding the property and roof color to be tan. Exterior dimmable illumination on the building will be recessed LED can lights placed underneath the front and west facing façade overhangs. Each of these adjustable slot aperture recessed lights will have a shield that will focus the light downward and not allow light spill.

The landscaping plan includes a sidewalk and driveway, and plantings such as 36" box Acacia, Yucca, Agave, Century Plant, Creosote Bush and various varieties of cactus. The inert material includes boulders, ¾" – 3/8" crushed rock in a natural gray blend with decomposed granite and rocks to be a blend of earth tone colors. Due to the grade difference on the lot, a retaining wall is shown on the east property line. The wall will be constructed of concrete block in a natural gray color of varying heights with metal picket

on top. The maximum wall height will be ten (10') feet with a landscaped planter bed with Trailing Rosemary planted to soften the massing.

D. Planning Commission Architectural Advisory Committee Review Guidelines.

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

ARCHITECTURAL GUIDELINES:

	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>	Yes
	The proposed development is on a vacant hillside lot within the Pinnacle Point subdivision with an existing semi-graded parcel with an existing pad. The proposed house is sited within a denoted buildable area as shown on the 1981 tentative tract map. The siting of the one-story house as proposed will require a reduction of the front yard setback from twenty-five (25') feet to eighteen (18') feet. Off-street parking will be provided in a two-car garage with a clear and distinct front entry walkway. The driveway will be long enough for a car to park off the street.	
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>	Yes
	The proposed house will be sited in a way that is consistent with adjacent and neighboring development. The pad for the one-story house has been semi-graded with a ten (10') foot slope difference across the lot. The maximum height of the roof structure over the great room will be eighteen (18') feet which conforms to the PSZC and will be harmonious with the proposed house across the street on Lot 2.	
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>	Yes with AMM

	Guidelines [PSZC 94.04.00(D)]	Compliance
	<p>The one-story building will be eighteen (18') feet in height at the middle of the structure and at the lowest point 12'-6" at the setback line. The siting of the house will require a front yard setback reduction at the garage façade and at the corner of the guest wing which projects into the setback. All mechanical equipment is ground mounted and not visible from the street.</p>	
4.	<p><i>Building design, materials and colors to be sympathetic with desert surroundings;</i></p> <p>Building materials include stucco for the main body in a beige color named "Play on Gray" and two accent colors in a darker gray named "Black Jack" and trim named "Veiled Spotlight". The window frames are to be a natural aluminum color, with precision concrete block for walls surrounding the property and roof color to be tan. Garage door to be metallic silver in color.</p>	Yes
5.	<p><i>Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously;</i></p> <p>The proposed structure is a one-story house that will be similar in design to the previously approved home across the street on Lot 2. The structures have similar sloped shed roofs, and building materials to include stucco, and polished concrete hardscape.</p>	Yes
6.	<p><i>Consistency of composition and treatment;</i></p> <p>The use of flat and angular shed roofs and building materials used within the subdivision along with expansive glass walls allowing for indoor/outdoor living is consistent with other homes in the immediate neighborhood.</p>	Yes
7.	<p><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></p>	Yes
	<p>The landscaping plan includes the use of polished concrete sidewalks, plantings such as Acacia, Century Plants, Agave, Yucca, Creosote Bush and various varieties of cactus. The inert material includes boulders, ¾" – 3/8" crushed rock in gray tones and desert gold decomposed granite. A retaining wall will be located on the east property line and will be constructed of concrete block in a natural gray color with varying heights with metal picket on top. The maximum wall height will be ten (10') feet with a landscaped planter bed with Trailing Rosemary planted to soften the massing</p>	



Glenn Mlaker, AICP
Associate Planner



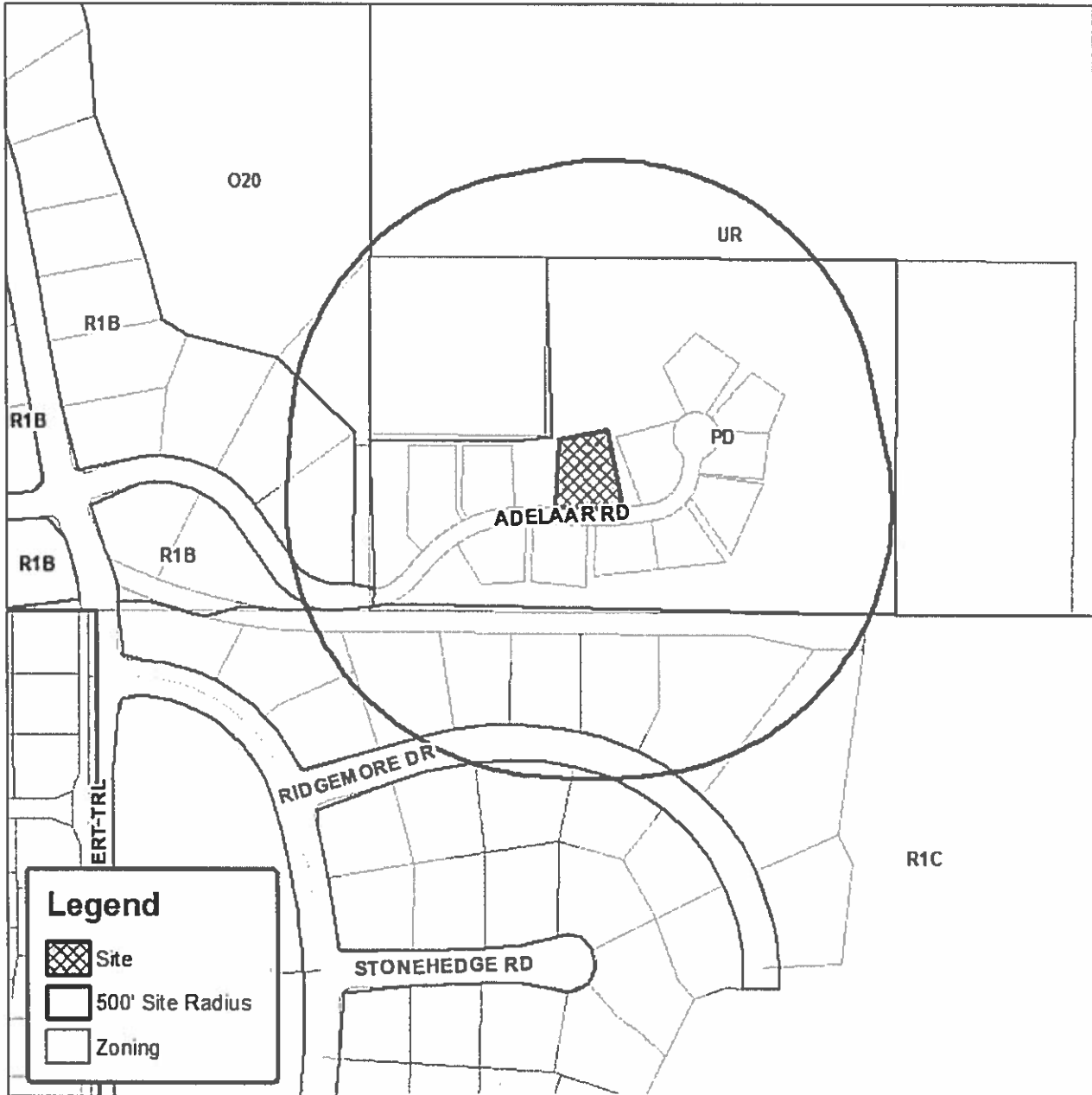
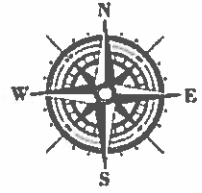
Filnn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Statement of Ownership
3. Justification Letter from Applicant
4. Detail of Adjustable Slot Aperture Light Fixture
5. Draft Minutes of AAC meeting 6/17/2019
6. 3D Images
7. Site Plan
8. Landscape Plan
9. Floor Plan
10. Roof Plan
11. Building Elevations
12. Detail of Front Façade Box Element
13. Grading Plan
14. Site Cross-Section
15. Material Board



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
Case # 3.4099 Lot 10
1730 Pinnacle Point Road




PUBLIC INTEGRITY DISCLOSURE
APPLICANT DISCLOSURE FORM

1. Name of Entity: Pinnacle Palm Springs, LLC
2. Address of Entity (Principle Place of Business): PO Box 1573 Rancho Mirage CA 92270
3. Local or California Address (if different than #2)
4. State where Entity is Registered with Secretary of State: California
5. Type of Entity: Limited Liability Company
6. Officers, Directors, Members, Managers, Trustees, Other Fiduciaries (please specify): Alexa Axton, Manager

7. Owners/Investors with a 5% beneficial interest in the Applicant Entity or a related entity	
EXAMPLE JANE DOE <hr/> [name of owner/investor]	50%, ABC COMPANY, Inc. <hr/> [percentage of beneficial interest in entity and name of entity]
A. Alexa Axton <hr/> [name of owner/investor]	99% <hr/> [percentage of beneficial interest in entity and name of entity]
B. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]
C. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]
D. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]
E. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Disclosing Party, Printed Name, Title  Alexa Axton, Manager	Date 4-1-19
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July 5, 2019

Re: Pinnacle Lot 10

To whom this may concern,

Because of the natural arroyo along the north of the property, there is a steep slope and by moving the house into this area could affect the natural water flow. The present location of the house helps avoid any interruption in that area. City engineer and civil engineer both agree the house should not move into this area.

Regarding the south west corner of the house, the height is a one-story structure and other homes in the community are closer to the street being two story structures therefore this design is lower in height and less imposing than the others. A cross section has been provided in this submittal.

The off-white color has been changed to a medium grey on both the garage door and low wall at the study. The front box element grid will be natural cement block.

The master bedroom has been modified with an eyebrow for better solar control.

Front yard gravel has been changed to a natural grey blend. Decomposed granite and rocks to be a blend of earth tones colors.

Solar panels have been added on the low roof.

A cut sheet and physical sample of the overhang light fixture is also being submitted.

Roof plan has been updated to show water run-off direction on the low roof.

The water retention areas at the front are a requirement by the city. The purpose is to control water runoff from the site to reduce nuisance runoff into the street. Rock can be added to make swales appear level.

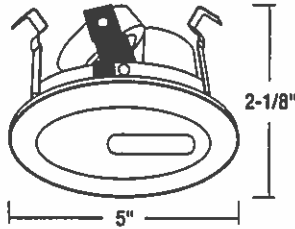
The garage door cannot be moved towards the north, but the face of the garage structure could be further extended towards the street providing a deeper recess for the garage door if necessary.

Sincerely,

Pinnacle Palm Springs, LLC

NL-445
Adjustable Slot Aperture

TRIM DIMENSIONS



Trim OD: 5"
Height: 2-1/8"

FEATURES

Trim

Metal trim with 1-3/8" x 2-1/4" slot aperture that can rotate 358° horizontally. Gimbal ring allows lamp to be mounted on top of the trim and adjustable up to 35°. Separate trim ring available in metal, may also be used with custom combination of plastic or metal ring finishes.

Mounting

Trim includes three trim clips that securely mount trim in housing.

Compatible Housings

Compatible with Line Voltage and Low Voltage housings. See individual specification sheets for more information.

Lamp

Line Voltage

50W 120V MR16 GU10 Max. (NSL-401AT/10; NSLIC-401AT/10; NSLR-404AT/10)

Low Voltage

20W-75W 12V MR16 (NL-401 Series; NL-402 Series; NLIC-401 Series; NLIC-402 Series; NLR-403 Series; NLR-404 Series; NLR-405 Series)

Labels and Listings

cULus Listed for Damp Location when used with compatible housing.

IMPORTANT:

DO NOT USE GLASS LENS WHEN ALREADY USING LAMP w/ GLASS COVER

Type

Project

Catalog No.

Lamp/Wattage

Compatible Housings

LINE VOLTAGE			
Item Number	Installation Type	Lamp	Dimensions
<input type="checkbox"/> NSL-401AT/10	Non-IC Air-Tight New Const.	50W MR16	W: 5-5/8" L: 8-1/2" H: 5-3/4"
<input type="checkbox"/> NSLIC-401AT/10	IC Air-Tight New Construction	50W MR16	W: 8" L: 12-5/8" H: 8"
<input type="checkbox"/> NSLR-404AT/10	Non-IC Air-Tight Remodel	50W MR16	W: 4-1/4" L: 11-1/4" H: 5-5/8"
LOW VOLTAGE			
<input type="checkbox"/> NL-401QAT/20	Non-IC AT New Const., Mag.	20W MR16	W: 6" L: 9" H: 5-1/2"
<input type="checkbox"/> NL-401QAT/37	Non-IC AT New Const., Mag.	37W MR16	W: 6" L: 9" H: 5-1/2"
<input type="checkbox"/> NL-401QAT	Non-IC AT New Const., Mag.	50W MR16	W: 6" L: 9" H: 5-1/2"
<input type="checkbox"/> NL-401/50/277AT	Non-IC AT New Const., Mag.	50W MR16	W: 6" L: 9" H: 5-1/2"
<input type="checkbox"/> NL-401AT/1EL	Non-IC AT New Const., Elec.	50W MR16	W: 6" L: 9" H: 5-1/2"
<input type="checkbox"/> NL-401AT/2EL	Non-IC AT New Const., Elec.	50W MR16	W: 6" L: 9" H: 5-1/2"
<input type="checkbox"/> NL-401/75	Non-IC AT New Const., Mag.	75W MR16	W: 7" L: 11-1/2" H: 6-3/8"
<input type="checkbox"/> NL-401/75/277	Non-IC AT New Const., Mag.	75W MR16	W: 7" L: 11-1/2" H: 6-3/8"
<input type="checkbox"/> NL-401/75/1EL	Non-IC AT New Const., Elec.	75W MR16	W: 7" L: 11-1/2" H: 6-3/8"
<input type="checkbox"/> NL-401/75/2EL	Non-IC AT New Const., Elec.	75W MR16	W: 7" L: 11-1/2" H: 6-3/8"
<input type="checkbox"/> NL-402S/20	Non-IC Shallow New Con., Mag.	20W MR16	W: 6" L: 8-1/2" H: 3-1/2"
<input type="checkbox"/> NL-402S/37	Non-IC Shallow New Con., Mag.	37W MR16	W: 6" L: 8-1/2" H: 3-1/2"
<input type="checkbox"/> NL-402S	Non-IC Shallow New Con., Mag.	50W MR16	W: 6" L: 8-1/2" H: 3-1/2"
<input type="checkbox"/> NL-402S/1EL	Non-IC Shallow New Con., Elec.	50W MR16	W: 6" L: 8-1/2" H: 3-1/2"
<input type="checkbox"/> NLIC-401QSAT/20	IC Air-Tight New Const., Mag.	20W MR16	W: 7-3/4" L: 12-1/2" H: 7-1/4"
<input type="checkbox"/> NLIC-401QSAT/37	IC Air-Tight New Const., Mag.	37W MR16	W: 7-3/4" L: 12-1/2" H: 7-1/4"
<input type="checkbox"/> NLIC-401QSAT	IC Air-Tight New Const., Mag.	50W MR16	W: 7-3/4" L: 12-1/2" H: 7-1/4"
<input type="checkbox"/> NLIC-401AT/277V	IC Air-Tight New Const., Mag.	50W MR16	W: 10-3/4" L: 17-3/4" H: 7-1/2"
<input type="checkbox"/> NLIC-401AT/1EL	IC Air-Tight New Const., Elec.	50W MR16	W: 7-3/4" L: 12-1/2" H: 7-1/4"
<input type="checkbox"/> NLIC-401AT/2EL	IC Air-Tight New Const., Elec.	50W MR16	W: 7-3/4" L: 12-1/2" H: 7-1/4"
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<input type="checkbox"/> NLIC-402AT/1EL	IC Air-Tight Shallow NC, Elec.	50W MR16	W: 13-1/8" L: 14" H: 5-3/8"
<input type="checkbox"/> NLR-403S/20	Non-IC Shallow Remodel, Mag.	20W MR16	W: 4-7/8" L: 13-1/2" H: 3-1/2"
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<input type="checkbox"/> NLR-404QAT/20	Non-IC Air-Tight Remodel, Mag.	20W MR16	W: 4-7/8" L: 14-1/2" H: 5-5/8"
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<input type="checkbox"/> NLR-404/75/277	Non-IC Remodel, Magnetic	75W MR16	W: 4-7/8" L: 14-1/2" H: 6-3/8"
<input type="checkbox"/> NLR-404/75/1EL	Non-IC Remodel, Electronic	75W MR16	W: 4-7/8" L: 14-1/2" H: 6-3/8"
<input type="checkbox"/> NLR-404/75/2EL	Non-IC Remodel, Electronic	75W MR16	W: 4-7/8" L: 14-1/2" H: 6-3/8"
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<input type="checkbox"/> NLR-405AT	Non-IC Air-Tight Remodel	50W MR16	W: 4-3/4" L: 4-3/4" H: 4-1/4"

Adjustable Slot Aperture

- NL-445: White Adjustable Slot Aperture
- NL-445B: Black Adjustable Slot Aperture
- NL-445BZ: Bronze Adjustable Slot Aperture
- NL-445CO: Copper Adjustable Slot Aperture
- NL-445N: Natural Metal Adjustable Slot Aperture

EXCERPT OF MINUTES

At the Architectural Advisory Committee meeting of the City of Palm Springs, held June 17, 2019, the Architectural Advisory Committee took the following action:

2.A. PINNACLE PALM SPRINGS, LLC, FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 4,527-SQUARE FOOT HOUSE ON A HILLSIDE LOT LOCATED AT 1730 PINNACLE POINT (LOT 10), ZONE PDD 79. (CASE 3.4099 MAJ)

Members Doczi and McCoy recused themselves from the discussion of the item due to conflicts of interest.

Associate Planner Mlaker gave a presentation on the staff report, noting the conditions of approval.

Member Lockyer questioned the projections/overhangs on front elevation, noting that they were not shown on the plan, and verified the front setback requirement.

Member Walsh verified if the 10' setback is possible and what the applicant is requesting; he questioned if garage could be compliant with height limit at setback line; and verified how building height is measured in hillside areas.

Chair Jakway asked if there are zoning code requirements for the interior dimensions of a garage (Associate Planner Mlaker noted that the parking space dimensions would be applicable).

BRYAN FOSTER, applicant, described the design of the residence and the proposed colors and materials.

GEMMA MARSHALL, resident of Pinnacle Point, stated that the CC&R's don't allow for white paint, discussed lighting issues, noted concern about placement of solar panels, and wants to see natural landscape and colors.

JOHN MCCOY, speaking as a resident, noted a concern about the grading plan at the north edge of house and how that is addressed, agreed with the lighting and paint color concerns, voiced concerns that the fire pit is unscreened, and appreciates that the pad height is lower and will reduce impact to views from valley floor.

SCOTT LYLE stated that the applicant brought a completely different design for this lot last year, that the current design addresses comments from last year, buyers want lighter paint colors, and variation is good to break up monotony of the subdivision.

BRYAN FOSTER, offering a rebuttal, noted that the use of a slot aperture in the exterior lighting will reduce impacts, and that these are challenging lots to design and develop. He also stated his willingness to change the exterior colors if necessary.

Member Lockyer asked the applicant to address concerns about the lighting and to provide specifications for the light fixture. He shared concerns about the landscaping and proposed colors. Mr. Lockyer asked how solar will be accommodated (the applicant stated that the City-required panels will be installed on the roof behind the garage), and asked for the rationale behind the angle of the west wing.

Member Poehlein questioned the details of the front elevation and noted a discrepancy in what is shown in the plans; he suggested that the projection may actually encroach the front setback requirement.

Chair Jakway also requested details of the screen and projection at the front setback, and requested the applicant to provide a section through the front wall of the building to show how the house encroaches into the setback. He also requested details of the screening for solar panels on roof (the applicant stated they could reduce the ceiling height and increase the parapet to screen solar panels). Mr. Jakway verified the slope of the roofs and flow of water, questioned the details of the retention ponds, and asked for details of grading at the master bedroom wing and if a retaining wall is necessary. He suggested that the house be moved back several feet to reduce the encroachments at the front of house. He expressed concern about the metal garage door reflecting light/heat, and suggested the use of a darker color instead and to recess the garage door. He recommended an overhang at the master bedroom windows/door to provide shade.

Member Walsh suggested that shifting the house would address the encroachments, and that a screen should be used on the west elevation to address sun/shading. He questioned the limitations on the exterior color, noted that solar panels need to be integrated as part of the design, and asked if the grading plan has been approved by Engineering (staff noted that it has not been reviewed yet).

Member Poehlein suggested that space could be gained through reducing the master closet to comply with setbacks; questioned the solution for outdoor lighting without some type of glare; noted that the lighting color needs to be a warmer tone; and that cut sheets or analysis should be provided for the light fixtures used in the overhang.


Member Lockyer agreed that lighting is an issue, likes the idea of reducing the ceiling height and increasing parapet to accommodate solar panels and recommended moving the building further north to reduce the front encroachment. He recommended that the gray rock for the landscape beds should be removed and there should be one color of decomposed granite – either desert gold or cresta boulders would be appropriate. Mr. Lockyer supports lighter building colors, but the proposed “snowflake” color is too light.

Chair Jakway recommended that the position of the house should be shifted so that it conforms to the front setback, the front steps should be detailed to reduce hazards, the master bath/closet could be revised to address setbacks, and the need for building sections to see the front wall and parapet heights.

ACTION: Poehlein, seconded by Lockyer to continue to a date uncertain, with the applicant to come back to address the comments of the committee.

I, JOANNE BRUGGEMANS, Administrative Secretary for the City of Palm Springs, hereby certify that the above action was taken by Architectural Advisory Committee of the City of Palm Springs on the 17th day of June, 2019, by the following vote:

AYES: Lockyer, Poehlein, Walsh, Jakway
NOES: None
ABSENT: Rotman
RECUSE: Doczi, McCoy



Joanne Bruggemans
Administrative Secretary