



**ARCHITECTURAL AND LANDSCAPING  
REVIEW BOARD  
MINUTES  
WEDNESDAY, MAY 21, 2014**

**CALL TO ORDER**

A special meeting of the La Quinta Architectural and Landscaping Review Board was called to order at 10:00 a.m. by Planning Manager David Sawyer.

PRESENT: Board Members Richard Gray, Kevin McCune, and Ray Rooker

ABSENT: None

STAFF PRESENT: Planning Manager David Sawyer, Consultant Principal Planner Nicole Criste, Associate Planner Jay Wu, and Executive Assistant Monika Radeva

Planning Manager Sawyer led the Board into the Pledge of Allegiance.

**PUBLIC COMMENT** – None

**CONFIRMATION OF AGENDA** – Confirmed

**APPROVAL OF MINUTES**

Motion – A motion was made and seconded by Board Members Rooker/Gray to approve the Architectural and Landscaping Review Board Minutes of April 2, 2014 as submitted. Motion passed unanimously.

**BUSINESS SESSION**

1. Site Development Permit 2013-937 submitted by West Coast Housing Partners, LLC. for the consideration of architectural and landscaping plans proposing the construction of 74 units on 28.3 acres within the existing Canyon Ridge Specific Plan. Location: on the west side of Washington Street, north of Avenue 48 (extended).

Consultant Principal Planner Nicole Criste presented the information contained in the staff report, a copy of which is on file in the Community Development Department.

Mr. Whit Hollis, Project Manager with West Coast Housing Partners, LLC., Westlake Village, CA – introduced himself, gave a detailed presentation of the proposed project, and answered the Board’s questions.

Mr. Vance Graham, AIA, Architect with Bassenian/Lagoni, Newport Beach, CA – introduced himself, explained the proposed lighting for the project, and answered the Board’s questions.

Ms. Faye Pokletar, Landscape Architect with C2 Collaborative, San Clemente, CA – introduced herself, explained the proposed drainage for the development, gave detail on the type and number of trees proposed along Washington Street, discussed the landscaping palette, and answered the Board’s questions.

Board Member Rooker suggested that the sidewalks providing access from the street to the front doors of the bungalows be curvilinear.

Board Member Gray suggested the applicant consider widening one of the bathrooms to facilitate its conversion into a handicap accessible bathroom if it was ever needed.

Motion – A motion was made and seconded by Board Members McCune/Gray recommending approval of Site Development Permit 2013-937, as submitted with staff’s recommendations and the following additions:

- The retaining wall located at the western boundary of the property will be tiered with landscaping within the tiers.
- The central recreation area (Lot N) will include benches and dog park improvements, including a water fountain and clean-up facilities.
- All doors leading from the garage into the side yards shall swing outwards.

Motion passed unanimously.

2. Site Development Permit 2014-940 submitted by GHA Companies for the consideration of architectural and landscaping plans for Darby Estates (TR 31087) proposing the construction of 19 new single-family homes on an approximately five acre tract. Location: on Darby Road between Palm Royale Drive and Adams Street.

Associate Planner Jay Wu presented the information contained in the staff report, a copy of which is on file in the Community Development Department.