



**ARCHITECTURAL AND LANDSCAPING  
REVIEW BOARD  
MINUTES  
WEDNESDAY, APRIL 2, 2014**

**CALL TO ORDER**

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

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

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

ABSENT: None

STAFF PRESENT: Planning Manager David Sawyer, Consultant Planner Nicole Criste, Principal Planner Wally Nesbit, and Executive Assistant Monika Radeva

**PUBLIC COMMENT** - None

**CONFIRMATION OF AGENDA** – Confirmed

**APPROVAL OF MINUTES**

Motion – A motion was made and seconded by Board Members Gray/McCune to approve the Architectural and Landscaping Review Board Minutes of January 15, 2014 as submitted. Motion passed unanimously.

**BUSINESS SESSION**

1. Site Development Permit 2013-934 submitted by T. D. Desert Development LP for consideration of architectural and landscaping plans for Andalusia at Coral Mountain. The project proposed the construction of 39 new single-family homes on 11.21 acres and an amendment to Final Map 31681-3 to widen the lots from 55 to 65 feet to accommodate the newly proposed three model types. Location: Andalusia at Almeria, within the existing Andalusia at Coral Mountain project located at the southeast corner of Madison Street and Avenue 58.

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

Mr. Nolan Sparks, Construction Manager with T.D. Desert Development, L.P., La Quinta, CA – introduced himself, gave a brief presentation of the project and answered the Board’s questions.

Mr. Marc McAlpine, Sr. Vice President with T.D. Desert Development, L.P., La Quinta, CA – introduced himself, gave an overview of the project, and answered the Board’s questions.

Board Member Rooker said he would like to condition the applicant to add a direct pedestrian walkway leading from the street to the front entry in addition to the existing driveway access. He stated he felt strongly about incorporating this as a required condition and if the Board’s recommended action to the Planning Commission did not include it as such, it would result in his inability to vote for approval of the project.

General discussion followed regarding the proposed driveway access to the residence.

Motion – A motion was made and seconded by Board Members McCune/Gray recommending approval of Site Development Permit 2013-934, as submitted with staff’s recommendations. AYES: Board Members Gray and McCune. NOES: Board member Rooker. ABSENT: None. ABSTAIN: None.

2. Site Development Permit 2013-933 submitted by Nexus Palm Springs for consideration of architectural and landscaping plans for Tract 36279, The Orchards. The project proposed the construction of 11 new single-family homes on 9.14 acres. Location: southwest corner of Madison Street and Vista Bonita Trail (Avenue 51).

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

Mr. Steve Turley, Architect with Elemental Architecture, Palm Springs, CA – introduced himself, gave a brief overview of the projects, and answered the Board’s questions.

Mr. Thomas Doczi, President and Landscape Architect with TKD Associates, Inc., Rancho Mirage, CA – introduced himself and answered the Board’s questions.

Mr. David Turner, President with Coachella Valley Engineers, Palm Desert, CA – introduced himself and answered the Board’s questions.

Board Member Rooker inquired as to the reason for the selection of the post-modern architectural style. Mr. Turley replied it was requested by the applicant and the architectural firm contracted for the development was renowned for its modern architectural designs.

Board Member Rooker expressed a concern that the predominant architectural style of the city of La Quinta was much different than the one of Palm Springs. Particularly the area of the proposed project located directly across from the Polo grounds and surrounded by traditional haciendas and Mediterranean stucco-type, tile roof structures. Further, the very light color palette proposed strongly accentuated the modernistic style and he found the proposed landscaping to be extremely sparse and rigid. He said the proposed post-modern architectural design was very well executed; however, he found it to be inappropriate for the proposed location.

Board Member McCune asked if the homes would be visible from the outside of the development, with the proposed perimeter landscape and wall design. Mr. Turley replied they would not be visible outside of the walls of the development.

Board Member Gray asked what property was located to the south of the project. Mr. Turley replied it was a separate tract and the development was called The Orchards.

Board Member McCune asked if the two developments would share an entry gate. Mr. Turley replied they would not. He added that similar modern architectural style homes were located within the Madison Club development located further to the south of the project.

Motion – A motion was made by Board Member McCune recommending approval of Site Development Permit 2013-933 as submitted with staff’s recommendations.

Motion died from the lack of a second.

Motion – A motion was made and seconded by Board Members Rooker/Gray recommending denial of Site Development Permit 2013-933 as submitted with staff’s recommendations due to the proposed modernist architectural style which was perceived to be inappropriate for this location. AYES: Board Members Gray and Rooker. NOES: Board Member McCune. ABSENT: None. ABSTAIN: None.

3. Site Development Permit 2013-932 submitted by Prest Vuksic Architects for consideration of architectural and landscaping plans for a 3,400 square-foot, one-story medical/general office building, in the La Quinta Professional Plaza commercial center. Location; Parcel 2 or PM 29889 located on the south side of Avenue 47, ± 300 feet east of Washington Street.

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

Mr. Colin McDermott, Owner, Indian Wells, CA – introduced himself, gave a brief overview of the projects, and answered the Board’s questions.

Mr. John Greenwood, Project Manager with Prest Vuksic Architects, Palm Desert, CA – introduced himself and answered the Board’s questions.

Motion – A motion was made and seconded by Board Members Rooker/Gray recommending approval of Site Development Permit 2013-932 as submitted with staff’s recommendations. Motion passed unanimously.

**CORRESPONDENCE AND WRITTEN MATERIAL** - None

**REPORTS AND INFORMATIONAL ITEMS** - None

**BOARD MEMBER ITEMS**

- Board Member McCune’s current term is expiring effective June 30, 2014. The deadline to submit applications for re-election is June 2, 2014. The recently updated guidelines for all Boards and Commissions citywide allow for any Board Member or Commissioner to serve two consecutive three-year terms to the same Board or Commission.

**ADJOURNMENT**

There being no further business, it was moved and seconded by Board Members Gray/Rooker to adjourn this meeting at 11:31 a.m. Motion passed unanimously.

Respectfully submitted,



MONIKA RADEVA, Executive Assistant  
City of La Quinta, California