



**ARCHITECTURAL AND LANDSCAPING
REVIEW BOARD
MINUTES
WEDNESDAY, DECEMBER 3, 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.

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

ABSENT: None

STAFF PRESENT: Planning Manager David Sawyer, Consultant Principal Planner Nicole Criste, 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 McCune/Gray to approve the Architectural and Landscaping Review Board Minutes of November 19, 2014, as submitted. Motion passed unanimously.

BUSINESS SESSION

1. Site Development Permit 2013-928 submitted by Coral Option I, LLC. for the consideration of architectural and landscaping plans for 48 new clustered single-family homes within Andalusia. Project: The Village at Andalusia at Coral Mountain. Location: southeast corner of Marbella Court and Andalusia, within the existing Andalusia at Coral Mountain located at the southwest corner of Madison Street and Avenue 58.

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

Mr. Phil Pekarek, Project Architect and President with Pekarek-Crandell, Inc., San Juan Capistrano, CA – introduced himself and answered the Board’s questions with regards to elevations and the architectural design of the development.

Mr. Rob Parker, Landscape Architect and Design Principal with RGA Landscape Architects, Inc., Palm Desert, CA – introduced himself and answered the Board’s questions with regards to the landscape design.

Mr. Marc McAlpine, VP of Real Estate with Drummond Company, Inc., La Quinta, CA – introduced himself and answered the Board’s questions with regards to the project circulation, on-street parking availability, architectural design and elevations.

Motion – A motion was made and seconded by Board Members Rooker/Gray recommending approval of Site Development Permit 2013-928, as submitted with staff’s recommendations and the addition of the following condition of approval:

- Add multicolor roof tiles with hand-mudded detail.

Motion passed unanimously.

2. Site Development Permit 2014-941 submitted by Coral Option I, LLC. for the consideration of architectural and landscaping plans for a 6,853 square-foot new spa facility within the clubhouse complex at Andalusia. Project: Spa Building at Andalusia at Coral Mountain. Location: Marbella Court within the existing Andalusia at Coral Mountain (the southeast corner of Madison Street and Avenue 58).

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. Marc McAlpine, VP of Real Estate with Drummond Company, Inc., La Quinta, CA – introduced himself, gave a detailed presentation of the project and answered the Board’s questions.

Mr. Rob Parker, Design Principal with RGA Landscape Architects, Inc., Palm Desert, CA – introduced himself and answered the Board’s questions with regards to the landscaping design.

Consultant Principal Planner Criste asked the Board to incorporate into the motion the deletion of proposed Condition of Approval No. 5 referencing front yard landscaping for single-family dwellings which was not applicable for the Andalusia Spa Building project at hand.

Motion – A motion was made and seconded by Board Members McCune/Rooker recommending approval of Site Development Permit 2014-941 as submitted with staff’s recommendations and the deletion of Condition of Approval No. 5 per staff’s request:

~~5. Front yard landscaping for each dwelling shall consist of, at minimum, 36" box trees (i.e., a minimum 2.5 inch caliper measured three feet up from grade level after planting), 5-gallon shrubs, and groundcover. Double lodge poles (two inch diameter) shall be used to brace stake trees.~~

Motion passed unanimously.

3. Site Development Permit 2014-1004 and Minor Adjustment 2014-0002 submitted by Peter J. Pitassi for the consideration of architectural and landscaping plans for the construction of 24 single-family homes on approximately 7.76 acre tract. Project: Estates at Coral Mountain. Location: northwest corner of Avenue 60 and Madison Street.

Planning Manager Sawyer presented the information contained in the staff report, a copy of which is on file in the Community Development Department.

Mr. Peter J. Pitassi, AIA, LEED AP with Diversified Pacific, Rancho Cucamonga, CA – introduced himself, gave a detailed presentation of the project, and answered the Board’s questions.

Mr. Chris Texter, Project Architect and Principal with KTG Group, Inc., Irvine, CA – introduced himself, gave a brief presentation on the proposed street and architectural designs, and answered the Board’s questions.

Motion – A motion was made and seconded by Board Members Rooker/McCune recommending approval of Site Development Permit 2014-1004 and Minor Adjustment 2014-0002 as submitted with staff’s recommendations and the addition of the following conditions of approval:

- Consider the addition of a landscaped median island in the cul-de-sac turn-around area
- Consider the redesign of roof lines, particularly at the juncture of multiple roof lines such as illustrated on sheet A1-10
- Provide an expanded landing area at each end (front door and curb) of the front-yard pedestrian walkway
- Provide extended eaves (typical 16" overhang) on all sides of each plan
- Add architectural details to rear and side elevations, such as enhanced door and window fascia, shutters, and other similar architectural enhancement features in order to break up the large areas of flat blank wall
- Add pedestrian-scale lighting along Madison Street frontage

Motion passed unanimously.

CORRESPONDENCE AND WRITTEN MATERIAL – None

REPORTS AND INFORMATIONAL ITEMS – None

BOARD MEMBER ITEMS

The Board Members expressed their gratitude to Planning Manager Sawyer for his service and guidance and wished him all the best in his retirement.

ADJOURNMENT

There being no further business, it was moved and seconded by Board Members McCune/Gray to adjourn this meeting at 11:43 a.m. Motion passed unanimously.

Respectfully submitted,



MONIKA RADEVA, Executive Assistant
City of La Quinta, California