

HAND OUTS

Pam Nieto

From: Susan Maysels
Sent: Tuesday, January 03, 2017 8:36 AM
To: Monika Radeva; Pam Nieto
Subject: FW: Site Development Permit 2016-0009 submitted by SilverRock Development Company, LLC
Attachments: PC MIN 12-27-16.doc; SUPPLEMENT SRR_LIFESTYLE HOTEL_ENLARGED ROOMS.pdf

MR - Please add this email and the attached docs to the paper agenda packet.
I've printed a few for the public.

PN - Please add email below and attachments to end of e-packet in LF and website.

Thanks.

Susan Maysels | City Clerk & Risk Manager
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website: www.La-Quinta.org

From: Wanda Wise-Latta
Sent: Friday, December 30, 2016 4:30 PM
To: Linda Evans; Robert Radi; John Pena; Kathleen Fitzpatrick; Steve Sanchez
Cc: Frank Spevacek; Bill Ihrke; Susan Maysels; Tim Jonasson; Gabriel Perez; Monika Radeva; Morgan Wazlaw
Subject: Site Development Permit 2016-0009 submitted by SilverRock Development Company, LLC

Good afternoon Mayor and Council Members,
Design and Development Director Tim Jonasson and Planning Manager Gabriel Perez asked that the attached December 27, 2016 Planning Commission Draft Minutes be distributed to you. It was at this meeting that Site Development Permit 2016-0009 submitted by SilverRock Development Company, LLC was considered by the Planning Commission. Also included is a supplemental rendering showing enlarged room details for the Lifestyle Hotel at SilverRock Resort. Thank you.



Wanda Wise-Latta | Executive Assistant

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PLANNING COMMISSION MINUTES TUESDAY, DECEMBER 27, 2016

CALL TO ORDER

A regular meeting of the La Quinta Planning Commission was called to order at 6:00 p.m. by Chairperson Bettencourt.

PRESENT: Commissioners Blum, Hansen, McCune, Quill, Wright and Chairperson Bettencourt

ABSENT: None

VACANCY: One

STAFF PRESENT: Department Director/Principal Engineer Timothy R. Jonasson, Assistant City Attorney Morgan Wazlaw, Planning Manager Gabriel Perez, Principal Engineer Bryan McKinney and Executive Assistant Wanda Wise-Latta.

Commissioner Blum led the Commission in the Pledge of Allegiance.

PUBLIC COMMENT – None

CONFIRMATION OF AGENDA – Confirmed

PUBLIC HEARING

1. Site Development Permit 2016-0009 submitted by the SilverRock Development Company, LLC for the consideration of site, architectural, and landscaping plans for 200-key hotel, new golf course clubhouse, ten golf villas and a resort residential development within Planning Areas 5, 6, and 10A of the SilverRock Specific Plan. Project: SilverRock Resort. CEQA: previously reviewed under Environmental Assessment 2014-1003; the project is consistent with the analysis previously approved. Location: Southwest corner of Jefferson Street and Avenue 52.

Planning Manager Gabriel Perez presented the information contained in the staff report, a copy of which is on file in the Design and Development Department.

Staff addressed Commissioner McCune's questions regarding the anticipated alignment of the temporary fence and its design.

Chairperson Bettencourt declared the PUBLIC HEARING OPEN at 6:18 p.m.

Public Speaker: John Gamlin, Robert Green Company, Encinitas, CA – introduced himself and conveyed Mr. Robert Green's regrets regarding being unable to attend the meeting due to a family emergency. Mr. Gamlin gave a detailed presentation of the project.

Chairperson Bettencourt stated that he asked staff to share with the Commission copies of the Development Agreement so that there could be discussion and understanding as to the development and phasing of the various components of the project. Assistant City Attorney Wazlaw stated that the City Council approved the Development Agreement and Amendment No. 1 to the Development Agreement which addresses project approvals. Mr. Gamlin explained the timing and delivery of the different components of the project.

Public Speaker: Kevin Heinly, Managing Director and Principal, Gensler, San Diego, CA – introduced himself and presented a detailed presentation and PowerPoint of the project.

General discussion followed regarding the architectural design and color palette.

Public Speaker: Ray Rooker, La Quinta, CA – introduced himself and shared his concerns and suggestions regarding the project.

Commissioner Hansen shared his concerns regarding the materials board and the color selection of the stone. Mr. Heinly responded that during the final material selections they will look at a variety of items such as different types of stones, paint finishes and plaster textures. He said the Commissioner Hansen's comments were appreciated.

Commissioner Quill shared his concerns regarding adequate function and size of the golf clubhouse, lounge, bar and kitchen; the dimension of the pro shop in order to facilitate adequate merchandize sales; the hotel room, dimensions and details; the mid-century modern design of the project; and the use of cultured stone versus real stone as part of the material selections.

Commissioner McCune shared his concerns regarding the size of the area for the golf cart circulation; adequate parking for golfers, diners, city residents and hotel guests; and the size of the clubhouse, kitchen and pro shop in order to accommodate food and retail service. He stated he would like to see the

design referred to not as Palm Springs Modern, but as La Quinta Modern. Commissioner McCune added that he would like to see the addition of vertical elements in the landscaping against the buildings.

Mr. Gamlin stated that he valued the comments from Mr. Rooker and the Commissioners and that he shared some of their same concerns. He said that they are at the beginning of a long design process and has found that sometimes the details do not translate well on the renderings. Mr. Gamlin indicated that he appreciated the color palette issues and, as longtime valley resident and an avid hiker, he understood the desert varnish issue and would like to see more of it used in the design. He acknowledged the clubhouse issues from an operational and programming perspective and stated that he met with the operator and provided their comments to Gensler. Mr. Gamlin said that they recognized some of the issues with regards to circulation and how the cart barn will work. In terms of merchandizing, Mr. Gamlin stated that rather than one merchandizing opportunity in a clubhouse, there will be several outlets for merchandizing SilverRock as a brand with sales in the gift shops located throughout hotels and in the clubhouse.

Commissioner Quill shared his concern regarding the current footprint of the clubhouse and its being able to provide a sufficient staging area for golf tournaments. He also shared his concern regarding the review of the operational aspects of how resident golf and the pro shop will function in the new facility. He also asked, without asking for a continuance or denying the item before the Commission, how would the Commission have the opportunity to have a second look at the clubhouse.

Planning Manager Gabriel Perez stated that if the Commission approved the Site Development Permit, it would then go before the City Council for consideration as a business item, but the Commission could recommend conditions tonight.

General discussion followed regarding golf clubhouse ownership, parking, the cart barn and the Commission's role and actions with regards to the Site Development Permit.

Chairperson Bettencourt declared the PUBLIC HEARING CLOSED at 7:16 p.m.

Motion – A motion was made and seconded by Commissioners Quill/Wright to adopt Resolution No. 2016-019 recommending that the City Council approve Site Development Permit 2016-0009 and find it consistent with Environmental Assessment 2014-1003 with the addition of the following recommended conditions:

1. Prosopis Glandulosa (Texas Honey Mesquite) trees shall be removed as a landscape option in the plant legend for SDP2016-0009.
2. Vertical landscape elements shall be included in landscape areas adjacent to three-story buildings of the lifestyle hotel in Planning Area 5 and the lifestyle-branded condominiums in Planning Area 6.
3. The applicant shall introduce building material colors that are compatible with the color hues of the adjacent mountains of the SilverRock Resort.
4. A room dimension and square-foot analysis shall be prepared by the applicant for lifestyle hotel room options.
5. Applicant shall redesign the golf clubhouse within the allotted space for optimal clubhouse and golf cart function. The redesign of the clubhouse shall include input from clubhouse operators and study of other clubhouses. The pro shop shall be redesigned to maximize revenue for the City of La Quinta by the allocation of merchandising elements and enhancement of views to the first and tenth tees. The lounge design shall be designed as a dining venue that serves as a destination for golfers, visitors and City residents.

AYES: Commissioners Hansen, McCune, Quill, Wright and Chairperson Bettencourt. NOES: None. ABSENT: None. ABSTAIN: Commissioner Blum. VACANCEY: One. Motion Passed.

CORRESPONDENCE AND WRITTEN MATERIAL - None

COMMISSIONER ITEM

Chairperson Bettencourt reaffirmed the Commission's willingness to be helpful with the review of Development Agreements and asked for an update on the cell towers evaluation. Staff stated that the Finance Department is researching information regarding development agreements for the Codorniz development and the Centre Pointe Specific Plan. He also stated that he anticipated the report regarding the cell towers evaluation would be presented to the Commission at the end of January.

Commissioner Quill commented on the dead plant material that is still located in the perimeter area of Cinemark movie theatre.

Commissioner Wright stated he did not feel that the landscaping at the theatre was built to specifications

Chairperson Bettencourt requested that staff provide a report to the Planning Commission at its next meeting regarding the status of the landscaping at the theatre.

Chairperson Bettencourt requested to be excused from the January 10, 2017 Planning Commission meeting due to a long-planned commitment.

STAFF ITEMS –

1. Report on City Council Action for Special Events.

Planning Manager Gabriel Perez presented the information contained in the staff report, a copy of which is on file in the Design and Development Department.

Planning Manager Perez stated that the City Council requested to review the progress of the special events permits after a year's time and at that time staff will bring the item before the Planning Commission to determine if any changes need to be made to the ordinance.

Commissioner Quill asked if there was a fiscal impact for the City and staff responded that there are none and that the City is recovering costs through special event permit fees. Staff stated that the Short Term Vacation Rental program has experienced a 15 to 20 percent increase in revenue compared to last year..

ADJOURNMENT

There being no further business, it was moved and seconded by Commissioners Wright/Blum to adjourn this meeting at 7:50 p.m. in memory and honor of John J. Benoit. Motion passed unanimously.

Respectfully submitted,

WANDA WISE-LATTA, Executive Assistant
City of La Quinta, California

Monika Radeva

From: Gabriel Perez
Sent: Tuesday, January 03, 2017 11:20 AM
To: Susan Maysels
Cc: Monika Radeva; Tim Jonasson
Subject: SilverRock supplement
Attachments: SUPPLEMENT SRR_LIFESTYLE HOTEL_ROOM SIZE UPDATE 1-3-16.pdf

Susan,

The SilverRock applicant will be sending some recommended language for a couple conditions of approval for the Council PH consideration. They will submit it prior to 12:30 PM today and I will send over to you immediately. They also provided an update to the room supplement attachment for City Council benefit today (see attached).

Gabriel

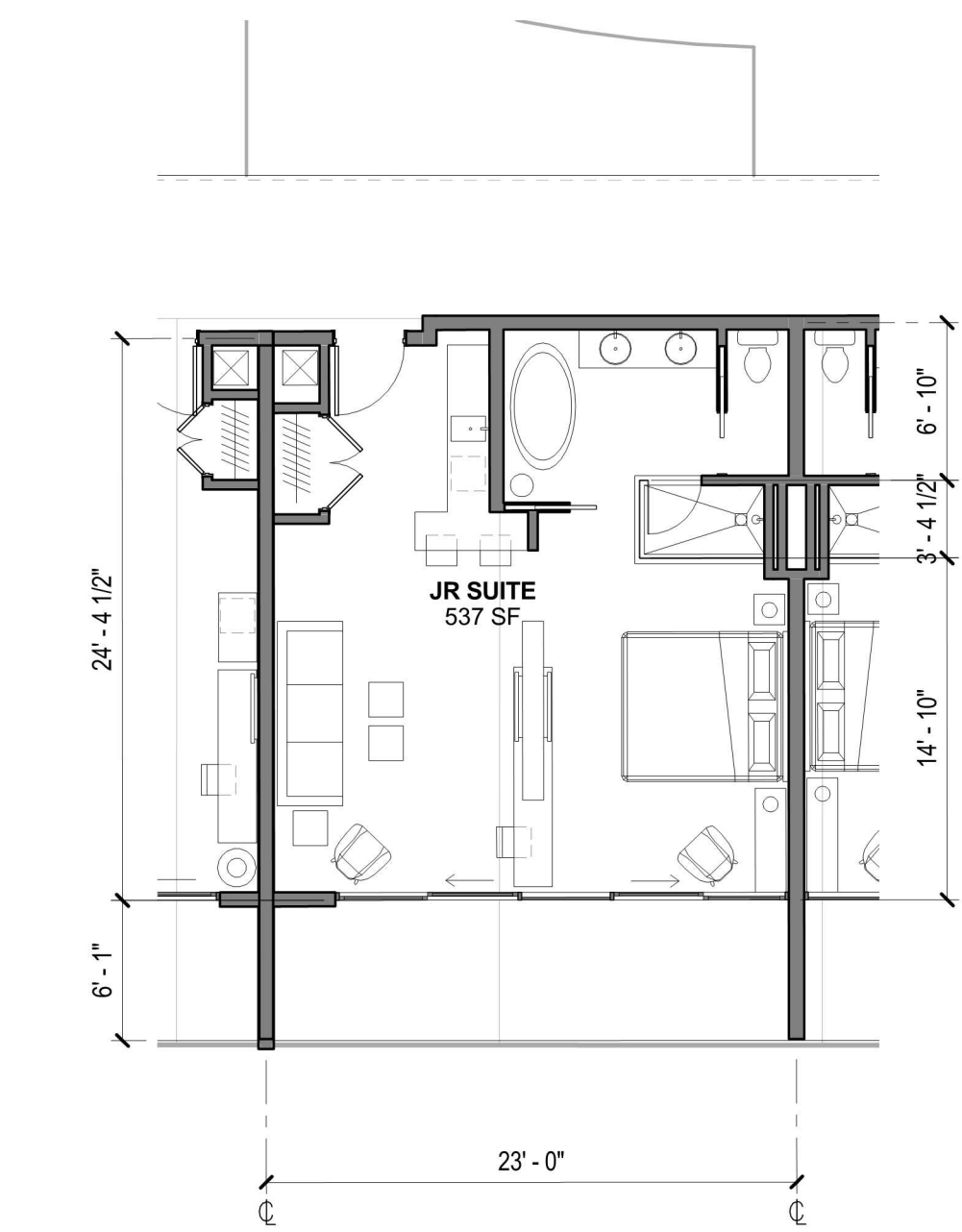


Gabriel Perez | *Planning Manager*

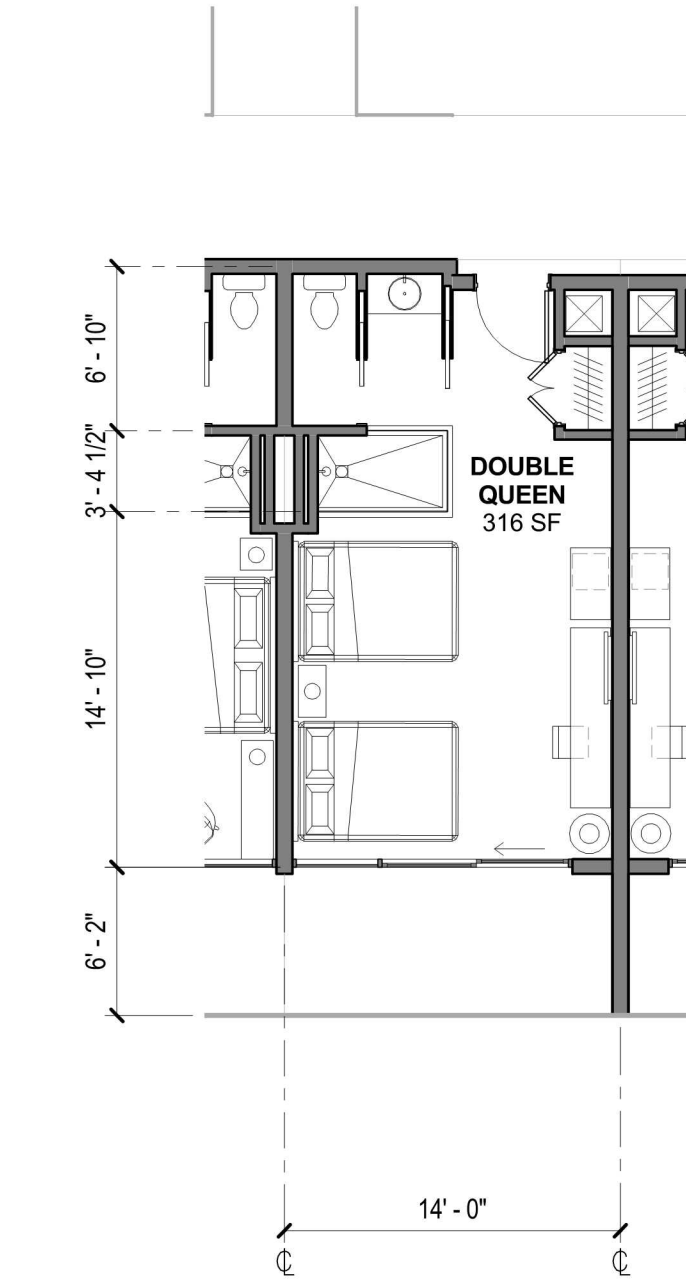
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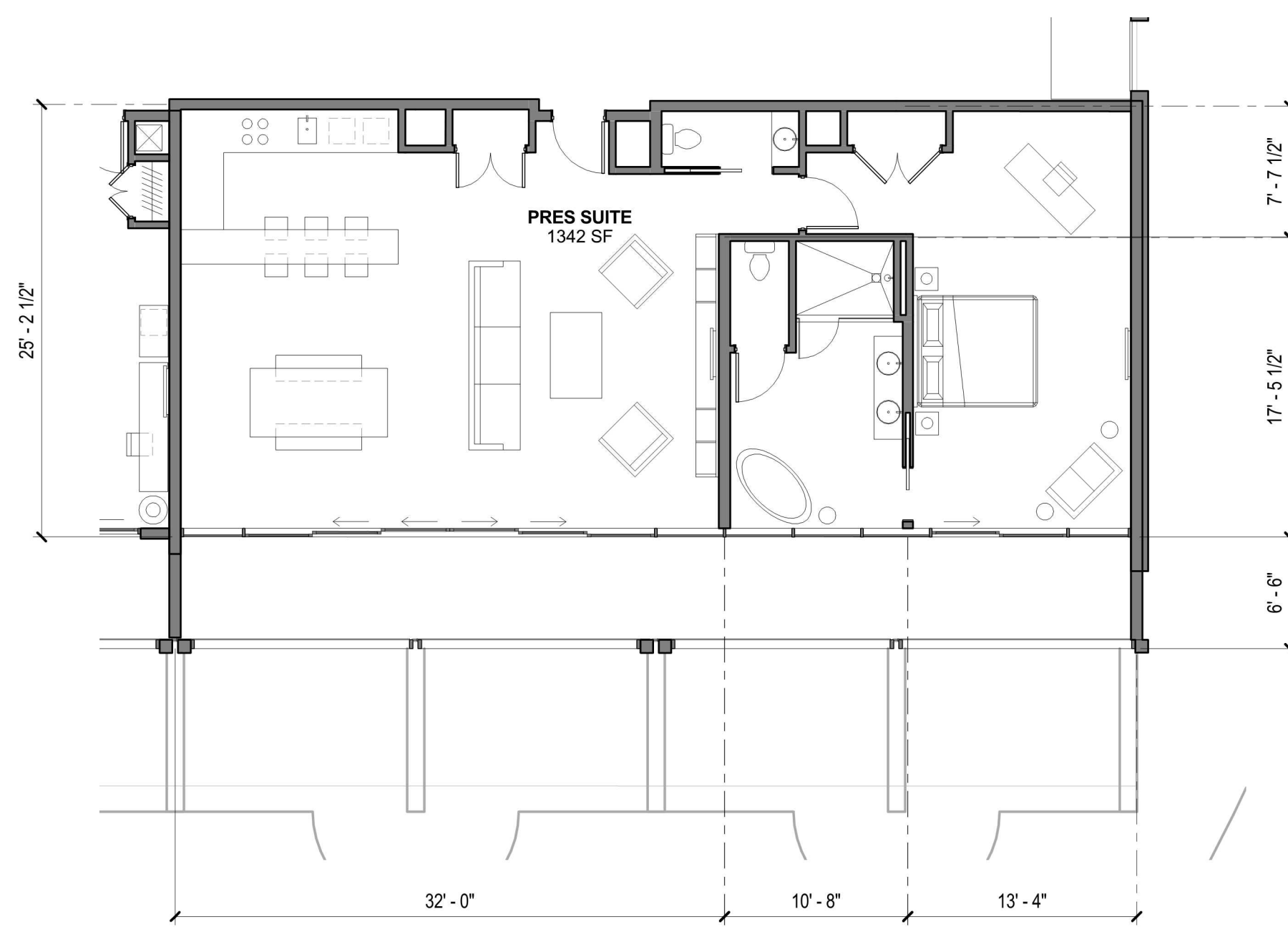




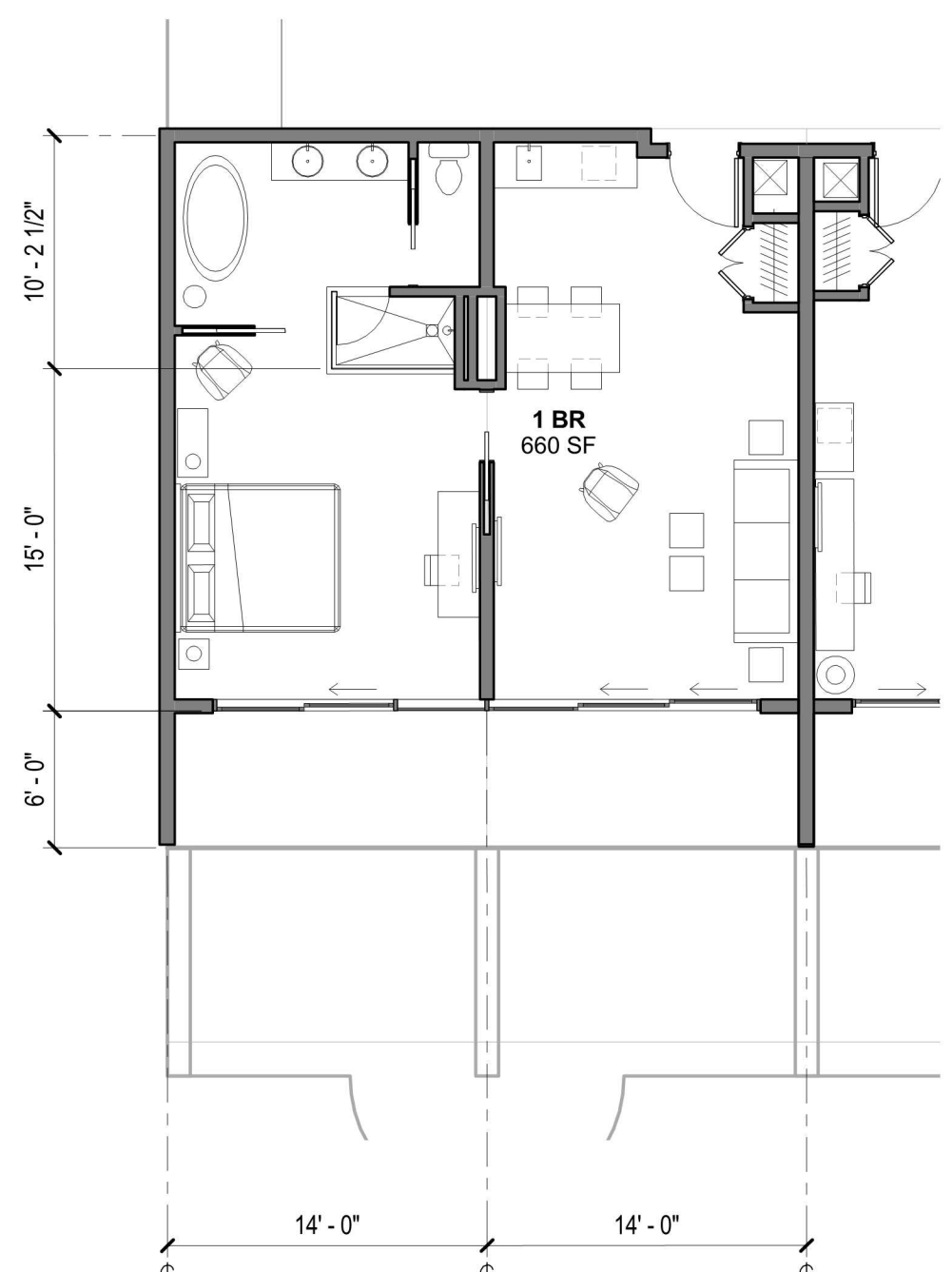
4 HOTEL ROOM TYPE C (JR SUITE)
SCALE: 1/8" = 1'-0"



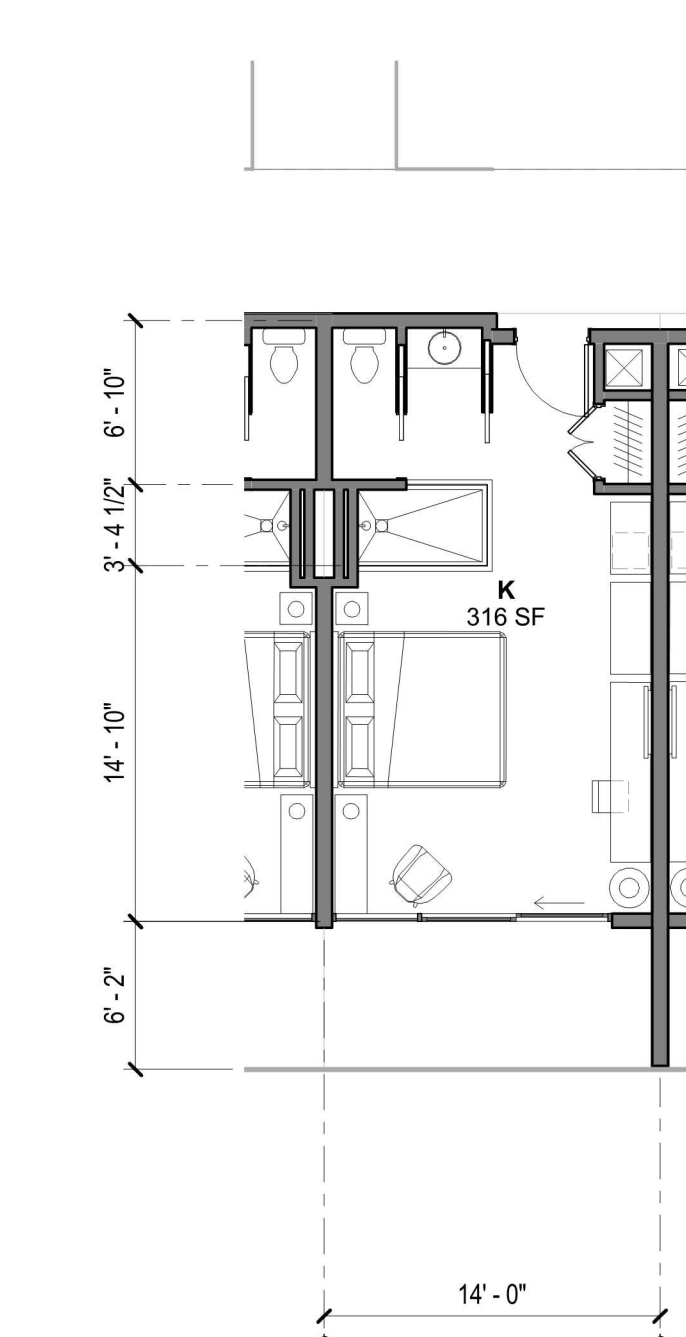
2 HOTEL ROOM TYPE B (DOUBLE QUEEN)
SCALE: 1/8" = 1'-0"



5 HOTEL ROOM TYPE D (PRES SUITE)
SCALE: 1/8" = 1'-0"



3 HOTEL ROOM TYPE C (1 BR)
SCALE: 1/8" = 1'-0"

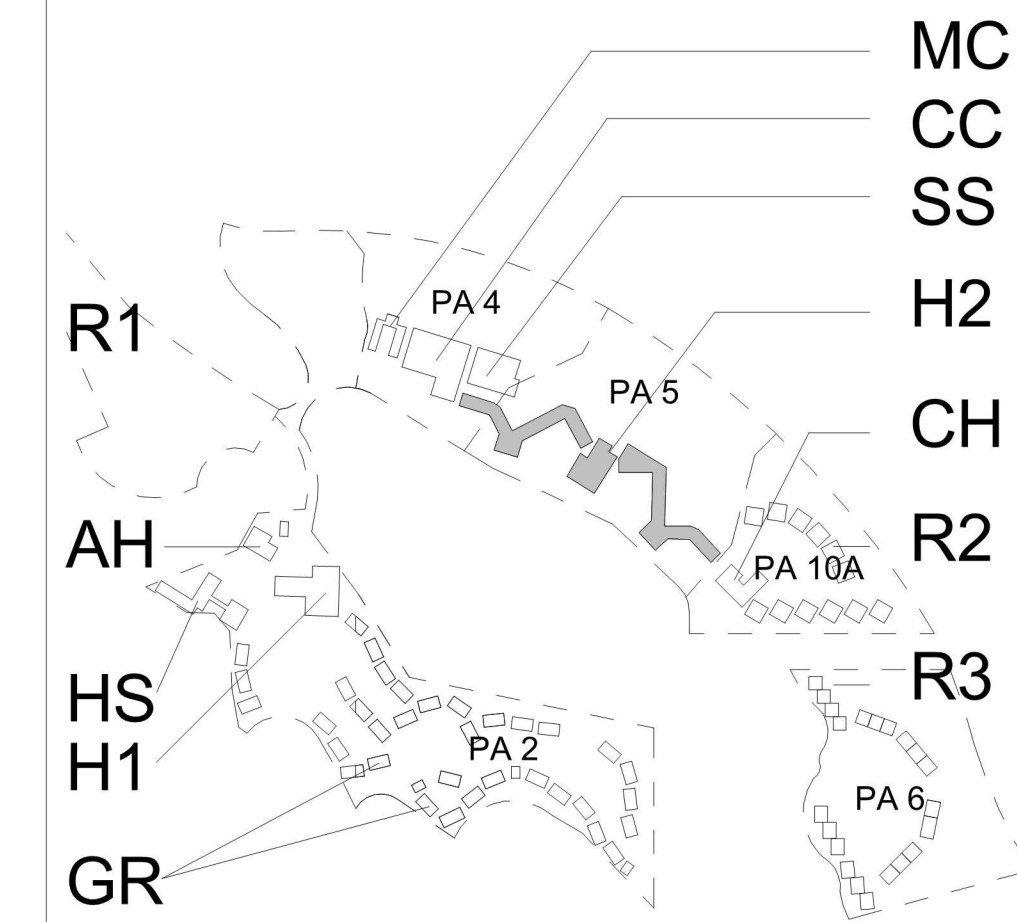


1 HOTEL ROOM TYPE A (KING)
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- 1 CEMENT PLASTER
 - 1A 3-COAT CEMENT PLASTER - COLOR 1
 - 1B 3-COAT CEMENT PLASTER - COLOR 2
 - 1C 3-COAT CEMENT PLASTER - COLOR 3
- 2 TEXTURED WALL
 - 2A STRIATED PORCELAIN TILE, NATURAL STONE TILE OR MASONRY UNIT WALL OR SIMILAR
- 3 WOOD
 - 3A WOOD OR WOOD COMPOSITE SLATS
 - 3B WOOD OR WOOD COMPOSITE TRIM
 - 3C WOOD OR WOOD COMPOSITE GATE
 - 3D PAINT GRADE DOOR WITH ACCENT COLOR
 - 3E ACCESS DOOR WOOD OR WOOD COMPOSITE W/DOOR
- 4 METAL
 - 4A GLAZED WINDOW AND DOOR FRAMES - COLOR 1
 - 4B METAL FASCIA - COLOR 1
 - 4C METAL FASCIA - COLOR 2
 - 4D METAL FASCIA - COLOR 3
 - 4E METAL COLUMN AND/OR TRELLIS - COLOR 1
 - 4F METAL MECHANICAL SCREEN - COLOR 1
 - 4G METAL MECHANICAL SCREEN - COLOR 2
 - 4H METAL ROD AND CABLE GUARDRAIL
 - 4I VEGETATED SCREEN WALL
- 5 GLAZING
 - ALUMINUM FRAME WITH DARK BRONZE 3-COAT KYNAR FINISH OR SIMILAR ALL FRAMES TO BE THERMALLY BROKEN
 - 5A INSULATED GLASS STOREFRONT/ CURTAINWALL SYSTEM
 - 5B LAMINATED GLASS SKYLIGHT
 - 5C OPERABLE INSULATED GLASS WALL, BI-FOLD OR MULTI-SLIDE OPERATION
 - 5D INSULATED GLASS DOOR
 - 5E HERCULITE DOOR OR SIMILAR WITH MONOLITHIC LAMINATED GLASS
 - 5F GLASS GUARDRAIL
- 6 MASONRY WALL
 - 6A SITE WALL
- 7 PAVING / FLOORING
 - 7A INTEGRAL COLOR CONCRETE OR STONE/ TILE PAVING- COLOR 1
 - 7B INTEGRAL COLOR CONCRETE OR STONE/ TILE PAVING- COLOR 2
 - 7C INTEGRAL COLOR CONCRETE OR STONE/ TILE PAVING- COLOR 3
- 8 ROOFING
 - 8A POLYVINYL CHLORIDE (PVC) ROOFING SYSTEM OR BUILT UP 2 PLY ROOF - WHITE COLOR
- 9 SIGNAGE
 - 9A BUILDING IDENTIFICATION SIGNAGE

KEY PLAN



SILVERROCK DEVELOPMENT COMPANY, LLC

79-179 AHMANSON LANE, LA QUINTA, CA 92253

Gensler

225 Broadway Suite 1600 San Diego, CA 92101 United States
Tel 619.557.2500 Fax 619.557.2520

Date	Description
10-18-2016	SDP SUBMITTAL NO 1
11-21-2016	SDP SUBMITTAL NO 2

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
SILVERROCK RESORT & RESIDENCES

Project Number
55.7598.004

Description
HOTEL ENLARGED ROOMS

Scale
1/8" = 1'-0"

H2 - A-3.14

Monika Radeva

From: Gabriel Perez
Sent: Tuesday, January 03, 2017 2:07 PM
To: Susan Maysels
Cc: Monika Radeva; Teresa Thompson
Subject: FW: SilverRock Development Company LLC
Attachments: SDP 2016-0009 Prop. Changes to Conditions of Approval_REV.2.pdf

Susan,
Please see the attachment. Robert Green would like to substitute this page to from the other letter I sent you 10 minutes ago.

Gabriel



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gperez@la-quinta.org



From: John Gamlin [<mailto:John@therobertgreencompany.com>]
Sent: Tuesday, January 03, 2017 2:06 PM
To: Sonya Murillo; Gabriel Perez
Cc: Robert Green
Subject: RE: SilverRock Development Company LLC

Gabriel,

Please substitute the attached page for Page 2 of the modified conditions of approval before circulating to the City Council. Thanks much, see you later this afternoon.

Regards,
JG

Sent from [Mail](#) for Windows 10

From: [Sonya Murillo](#)
Sent: Tuesday, January 3, 2017 1:50 PM
To: gperez@la-quinta.org
Cc: [John Gamlin](#); [Robert Green](#)
Subject: SilverRock Development Company LLC

Mr. Perez,
Attached please find correspondence from SilverRock Development Company LLC on the conditions of approval. Please let us know if you require any additional information.

Thank you kindly,

SONYA MURILLO
PROJECT ADMINISTRATOR



3551 FORTUNA RANCH ROAD
ENCINITAS, CA 92024

(760) 634-6543 OFFICE
(949) 697-9939 CELL

THE
ROBERT GREEN
C O M P A N Y C
C

January 3, 2017

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To Honorable Mayor Evans and Council Members
CITY OF LAQUINTA
78495 Calle Tampico
La Quinta, CA 92253

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RE: SDPC 2016-0009/Planning Commission Recommended Conditions of Approval

C

Dear Mayor Evans and Councilmembers,

C

Silver Rock Development Company is appreciative of the Planning Commission's recommendation for approval of SDPC 2016-0009 at its regular meeting on December 27, 2016. The recommendations included the addition of five conditions to the conditions of approval.

C

Silver Rock Development Company is in general acceptance of these conditions, but suggests the modifications proposed on the attached page. Our reasoning for the modifications is as follows:

C

Mesquite Trees - Mesquites are one of four tree species native to the Coachella Valley. While we understand wind and maintenance concerns, the design team feels it would be short-sighted to eliminate mesquites across the board. We agree that mesquites could be eliminated from parking areas. However, in other areas there should be discretion to use them, subject to proper installation with deep watering for establishment of good root anchor systems and regular maintenance. With proper installation, care, and maintenance, mesquites should be a suitable material.

C

Vertical Landscape Elements - The design team understands the philosophy of using vertical plant elements to screen certain building elements like stairs from view and soften the massing of structures. We are confident the architect and landscape architect can present appropriate solutions to this concern as the drawings move forward into the completion of the schematic and design development phases, and will work with your staff accordingly.

C

Building Material Colors - The main context of the discussion at the Planning Commission in this area seemed to focus on colors related to building accents like stone and pre-cast, rather than suggesting a wholesale change to the field colors of the buildings themselves. This is of great concern, as we believe there has been a generally positive reaction to the white/off-white building field colors, which we feel are essential to the freshness of this design in the desert, appropriate to the architecture, and comfortable on the site. We have much territory to cover yet in the completion of schematic and design development and are receptive to looking at appropriate changes to any proposed building accent colors with the staff.

C

Room Dimensions - We believe the confusion over the appropriateness of the room sizes was precipitated by the lack of square footage and dimensions on the room modules provided in the

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SDP package. The revised plates, with dimensions and square footages, were presented to the staff today. We are extremely confident in the sizing and programming of these rooms for the lifestyle hotel product contemplated, which has been derived in close collaboration with our operator. Therefore, we're comfortable that the product is entirely appropriate for Silver Rock and the market.

C

Golf Clubhouse - We would welcome the opportunity to organize a design workshop with the design team and the city to address these concerns. We're confident the programmatic and operational challenges are readily surmountable.

C

Best regards,
Silver Rock Development Company, LLC

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Robert S. Green, Jr.
President

C

C

C

Condition:

63. *Prosopis Glandulosa* (Texas Honey Mesquite) trees shall be removed as a landscape option in the plant legend for SDP2016-0009.

Condition Amended to Read as Follows:

“Prosopis Glandulosa (Texas Honey Mesquite) trees shall be removed from parking areas as a landscape option in the plant legend for SDP2016-0009. Texas Honey Mesquite trees shall be allowed in other areas at the applicant’s discretion subject to proper installation design and maintenance.”

64. Vertical landscape elements shall be included in landscape areas adjacent to three-story buildings of the lifestyle hotel in Planning Area 5 and the lifestyle branded condominiums in Planning Area 6.

Condition Amended to Read as Follows:

“Vertical landscape elements shall be included in landscape areas adjacent to three-story buildings of the lifestyle hotel in Planning Area 5 and the lifestyle branded condominiums in Planning Area 6 subject to appropriate material selection and suitability per the applicant, architect, and landscape architect’s discretion. These elements shall occur only on the parking sides of the elevations and shall not be required in any locations where views from the buildings to the adjacent mountains would be impacted or impaired.”

65. The applicant shall introduce building material colors that are compatible with the color hues of the adjacent mountains of the SilverRock Resort.

Condition Amended to Read as Follows:

“Where materials such as precast and stone are used as accents on buildings, the applicant shall consider material colors that are complementary to the color hues of the adjacent mountains of the SilverRock Resort”

66. A room dimension and square foot analysis shall be prepared by the applicant for lifestyle hotel room options.

Condition Amended to Read as Follows:

“Room dimensions and square footages shall be prepared by the applicant for lifestyle hotel room options.”

67. Applicant shall redesign the golf clubhouse within the allotted space for optimal clubhouse and golf cart function. The redesign of the clubhouse shall include input from clubhouse operators and study of other clubhouses. The pro shop shall be redesigned to maximize revenue for the City of La Quinta by the allocation of merchandising elements and enhancement of views to the first and tenth tees. The lounge design shall be designed as a dining venue that serves as a destination for golfers, visitors and City residents.

Condition Amended to Read as Follows:

"Applicant shall meet with city staff to review programming and operational aspects of the golf clubhouse to address concerns associated with the current design concept. The golf clubhouse concept shall be revised to reflect agreed upon programming changes resulting from the meeting; however, the program shall remain consistent with any applicable provisions of the Purchase, Sale, and Development Agreement between the city and SilverRock Development Company."



Event Names & Attendance

Event Name	Type	Attendance
Walk with the Mayor (5)	Nature	10
Nature Walks & Hikes (25)	Nature	40-120
City Picnic	Community	1500
9/11 Vigil	Community	350
Farmers Market Outreach	Community	300-500
Desert Youth Olympics	Health & Wellness	125
Brew In LQ	Lifestyle	500
Disc Golf (4)	Lifestyle	20
Egg Hunt	Community	700
Tree Lighting	Community	1500
19th Hole Block Party	Lifestyle	3000
Golf Tour (13)	Lifestyle	80
Wellness Center Anniversary	Community	80
Pillars of the Community	Community	50
Movies in the Park (8)	Community	Avg. 100
Dog O Ween	Community	25
Pokemon Go (2)	Community	600
Zombie Run	Community	150
9 Cities Wellness Walk	Health & Wellness	70
Veterans Day	Community	450