



Planning Commission Staff Report

Date: June 8, 2011

Case No.: 5.0899 PDD 271 – AMEND

Application Type: Final Planned Development Amendment

Location: Alta – 3200 South Palm Canyon Drive

Applicant: Toll Brothers, Inc.

Zone: PDD 271

General Plan: ER (Estate Residential)

APNs: 512-290-038 & 512-300-062

From: Craig A. Ewing, AICP, Director of Planning Services

Project Planner: David A. Newell, Associate Planner

PROJECT DESCRIPTION

The application is a request by the Toll Brothers, Inc. for the approval of an amendment to a previously approved Final Planned Development District plans for PD 271, commonly known as Alta. The amendment is proposing minor elevation and footprint changes to the three standard house plans. These changes will apply to forty-four of the forty-six remaining vacant lots within the sixty-seven unit detached residential tract.

Section 94.03.00(G) allows the Planning Commission to modify Final Development Plans of Planned Developments. The Commission may approve minor architectural or site changes that do not affect the intent of the PD. In this case, staff believes that the intent of the Planned Development was to establish a mix single-family residential units and adequate open space within the subdivision with variations to architectural designs and to certain development standards.

RECOMMENDATION

That the Planning Commission approve the proposed amendment to the Final Development Plans of Planned Development District 271, Case No. 5.0899, subject to all other previous Conditions of Approval.

PRIOR ACTIONS

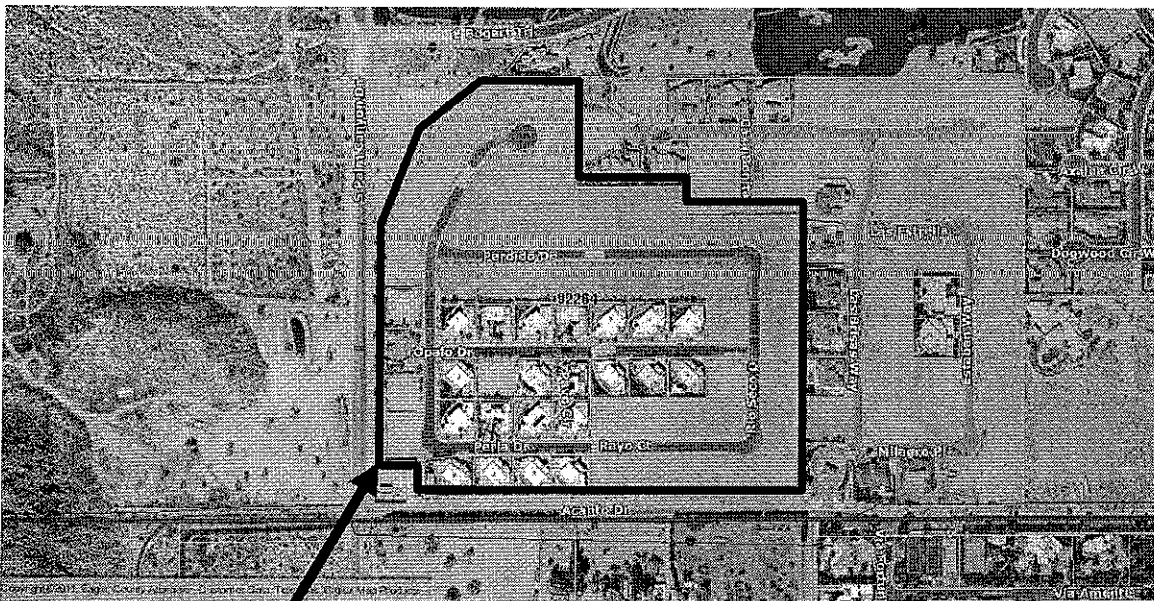
On April 25, 2011, the Architectural Advisory Committee (AAC) reviewed the architectural designs for the proposed amendment and restudied the proposal with the following comments:

1. Concerns with the introduction of new architectural vernacular and its compatibility with the existing residences;
2. Concerns with the roof slopes;
3. Would like metal roof to be a requirement instead of an option.
4. Concern with the plans not having a large spanning roof similar to existing homes.
5. Would like an increase in the massing, which should carry throughout the project.

On May 23, 2011, the AAC reviewed the revised proposal and by a vote of 6-0 recommended approval as submitted.

BACKGROUND AND SETTING

The Alta project consists of sixty-seven detached single-family residential units, including associated on and off-site improvements, on approximately 29.5 acres at 3200 South Palm Canyon Drive. As of today, the project site currently has twenty-one residences constructed. The applicant is proposing to develop forty-four of the forty-six remaining vacant lots.



SITE

ANALYSIS

Amendment to the Planned Development District:

The applicant has acquired the forty-four of the forty-six remaining undeveloped lots within the Alta residential subdivision. In order to enhance marketability and functionality, the applicant is proposing changes to the elevations and footprints of the three dwelling types. The three dwelling types include a Plan A, Plan B and Plan C. The applicant intends to construct a mix of all three types, including an alternate to Plan A. A conceptual list and tract site plan is attached to this report. A majority of the lots allow the option to construct an attached casita.

The applicant is proposing a simplified contemporary design in order to compliment the existing homes and reduce the cost of construction. Floor plans and elevations will have fewer angles. Materials will be similar to the existing homes and include stone, stucco, contemporary tile and metal surfaces. The colors will remain the same. The floor plans are proposed to range from 3,034 to 3,870 square feet in size. The previously approved design and development standards contained in PDD 271 will remain in effect; the proposed amendment is not seeking any new deviations from the development standards.

REQUIRED FINDINGS

Pursuant to Section 94.03.00(G) of the Zoning Code, the final development plan may be modified by submitting a request for such modification according to the same procedure as is required in the initial review and approval process, including public hearing by the Planning Commission and City Council in accordance with Section 94.02.00. However, minor architectural or site changes not affecting the intent of the PD may be approved by the Planning Commission. No council action is necessary for minor changes except appealed decisions. In order for the project to be approved by the Planning Commission, the following finding must be made in support of the minor change:

1. *The minor architectural or site changes do not affect the intent of the PD.*

The use and density of the subject property remains the same and are not affected by the proposed changes. The architecture will be similar to that which was originally approved and no changes to the landscaping are proposed as part of this amendment. Therefore, the minor architectural and site changes do not affect the intent of the PD.

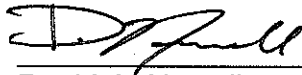
ENVIRONMENTAL ASSESSMENT

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, a Mitigated Negative Declaration (MND) was previously adopted by the City Council on June 19, 2002 for the Alta development. Pursuant to Section 15162 of the California Environmental Act (CEQA), the preparation of additional environmental documentation is not necessary because the proposed amendment will not change the circumstances related to the project. Furthermore, the amendment will not result in any new significant

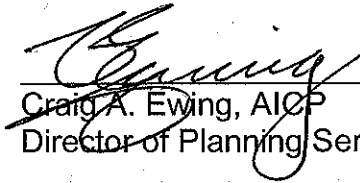
environmental effects or a substantial increase in the severity of previously identified significant effects. Therefore, the proposed amendment could not result in any new environmental impacts beyond those already assessed in the previously adopted mitigated negative declaration.

NOTIFICATION

Review of minor changes to a Final Development Plan does not require public notice pursuant to Section 94.03.00(G) of the Zoning Code.



David A. Newell
Associate Planner



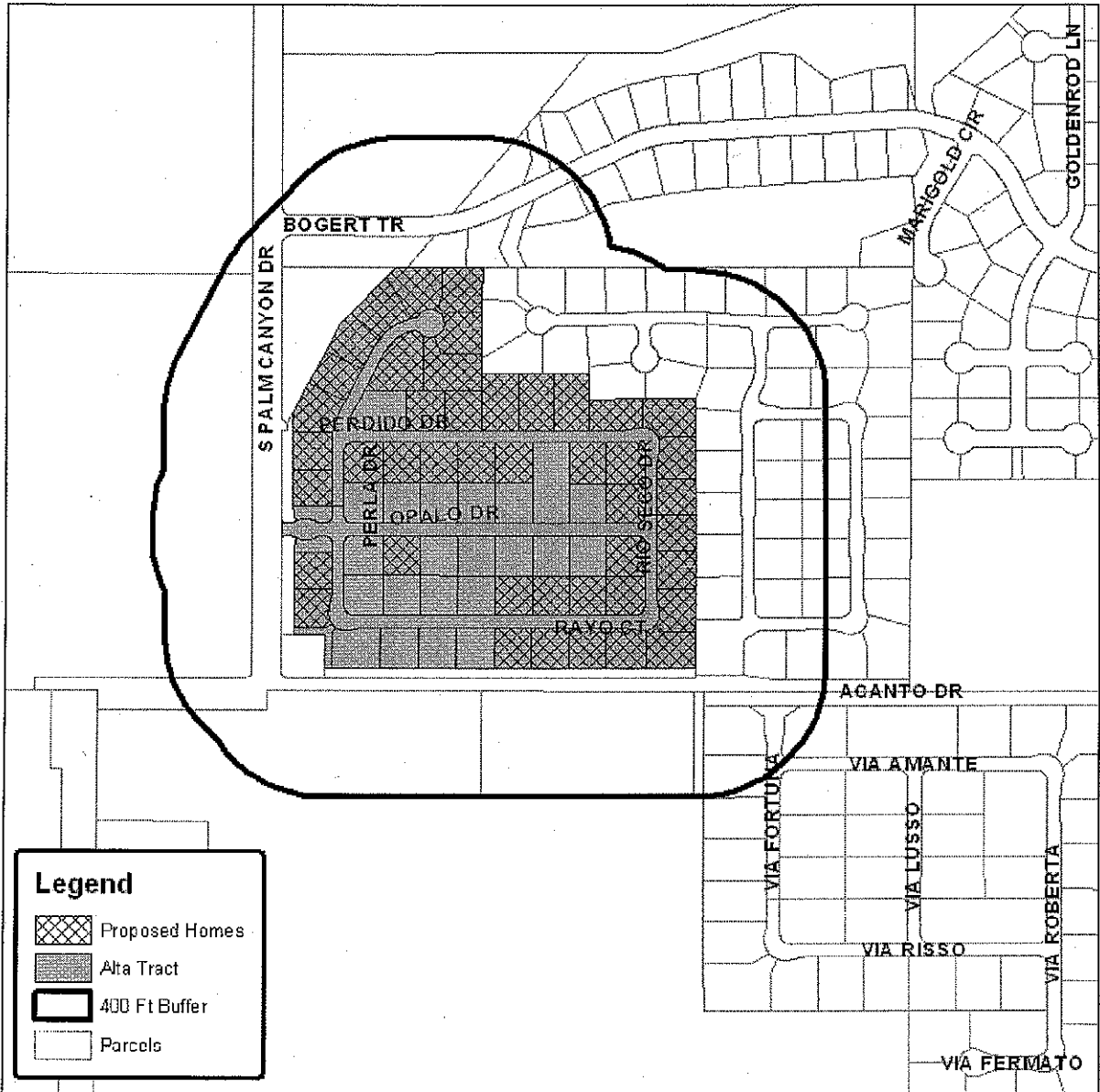
Craig A. Ewing, AICP
Director of Planning Services

ATTACHMENTS:





1. Vicinity Map
2. Draft Resolution
3. Unit Mix
4. Letter from HOA Vice President
5. Overall site plan
6. Floor & Roof Plans
7. Perspectives
8. Building Elevations



Department of Planning Services Vicinity Map



Legend

-  Proposed Homes
-  Alta Tract
-  400 Ft Buffer
-  Parcels

CITY OF PALM SPRINGS

CASE: 5.0899 PD 271

APPLICANT: Toll Brothers, Inc.

DESCRIPTION: Toll Brothers, Inc. for modifications to approved plans 44 un-built homes within a 67-unit detached residential tract commonly known as Alta located at 3200 South Palm Canyon Drive, Zone R-1-B, Section 35. (DN)

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE NO. 5.0899-PDD 271-AMEND, AN AMENDMENT TO PREVIOUSLY APPROVED FINAL PLANNED DEVELOPMENT PLANS FOR FORTY-FOUR VACANT LOTS WITHIN THE ALTA DEVELOPMENT LOCATED AT 3200 SOUTH PALM CANYON DRIVE.

WHEREAS, Toll Brothers, Inc. ("Applicant") has filed an application to amend the Final Development Plans of PD 271, Case No. 5.0899, involving modifications to the designs and architecture of single-family residences located within the Alta development located at 3200 South Palm Canyon Drive, Zone PDD 271, Section 35; and

WHEREAS, in accordance with Section 94.03.00(G) of the Zoning Code, the Planning Commission may approve minor architectural or site changes that do not affect the intent of the PD; and

WHEREAS, on June 8, 2011, a public meeting on Case No. 5.0899 PDD 271-AMEND was held by the Planning Commission in accordance with applicable law; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Guidelines, the proposed amendment has been determined to be a project subject to environmental analysis under CEQA; and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, a Mitigated Negative Declaration (MND) was previously adopted by the City Council on June 19, 2002 for the Alta development. Pursuant to Section 15162 of the California Environmental Act (CEQA), the preparation of additional environmental documentation is not necessary because the proposed amendment will not change the circumstances related to the project. Furthermore, the amendment will not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Therefore, the proposed amendment could not result in any new environmental impacts beyond those already assessed in the previously adopted mitigated negative declaration.

Section 2: The use and density of the subject property remains the same and are not affected by the proposed changes. The architecture will be similar to that which was originally approved and no changes to the landscaping are proposed as part of this amendment. Therefore, the minor architectural and site changes do not affect the intent of the PD.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case No. 5.0899 PDD 271 – AMEND, subject to all Conditions set forth in Exhibit A of City Council Resolution 20947.

ADOPTED this 8th day of June 2011.

CITY OF PALM SPRINGS, CALIFORNIA

Craig A. Ewing, AICP
Director of Planning Services

RECEIVED

APR 18 2011

Alta Unit Mix
Alt A Plans = 7
A - Plans = 6
B - Plans = 11
C - Plans = 19
Casita Possibilities = 38

Allen Janisch
Toll Brothers Inc.
ajanisch@tollbrothersinc.com
760-275-9082

**PLANNING SERVICES
DEPARTMENT**

Lot #	Address#	Street	Plan	Garage	Optional			
				Oriantation	Casita possible			
1	3219	Cody Court	Alt A	Right	N/A			
2	3209	Cody Court	C	Left	Casita possible			
3	3199	Cody Court				Parking Lot		
4	3189	Cody Court	C	Right	Yes Casita	Model Home		
5	3179	Cody Court	Alt A	Right	N/A			
6	3169	Cody Court	B	Left	Casita possible			
7	3159	Cody Court	C	Right	Casita possible			
8	3149	Cody Court	C	Left	Casita possible			
9	3139	Cody Court	Alt A	Right	N/A			
10	3129	Cody Court	B	Left	Casita possible			
11	3130	Cody Court	Alt A	Left	Casita possible			
12	3140	Cody Court	C	Right	Casita possible			
13	3150	Cody Court	B	Right	Casita possible			
15	280	Lautner Lane	A	Right	Casita possible			
16	310	Lautner Lane	B	Left	Casita possible			
17	340	Lautner Lane	C	Right	Casita possible			
18	370	Lautner Lane	C	Right	Casita possible			
19	400	Lautner Lane	B	Left	Casita possible			
20	430	Lautner Lane	Alt A	Left	N/A			
21	460	Lautner Lane	Alt A	Left	N/A			
22	3178	Wexler Way	C	Right	Casita possible			
23	3188	Wexler Way	C	Left	Casita possible			
24	3198	Wexler Way	A	Left	Casita possible			
25	3210	Wexler Way	C	Left	Casita possible			
26	3220	Wexler Way	A	Left	Casita possible			
27	497	Neutra	Alt A	Right	N/A			
28	467	Neutra	C	Left	Casita possible			
29	437	Neutra	A	Left	Casita possible			
30	397	Neutra	B	Right	Casita possible			
31	367	Neutra	C	Left	Casita possible			
40	366	Neutra	C	Right	Casita possible			
41	396	Neutra	A	Right	Casita possible			
42	436	Neutra	C	Right	Casita possible			
43	466	Neutra	B	Left	Casita possible			
44	465	Patel Place	C	Right	Casita possible			
50	275	Patel Place	C	Left	Casita possible			
59	458	Patel Place	B	Left	Casita possible			
60	463	Lautner Lane	C	Right	Casita possible			
61	433	Lautner Lane	B	Right	Casita possible			
63	363	Lautner Lane	A	Left	Casita possible			
64	333	Lautner Lane	B	Right	Casita possible			
65	303	Lautner Lane	C	Left	Casita possible			
66	273	Lautner Lane	B	Right	Casita possible			
67	243	Lautner Lane	C	Left	Casita possible			



DESERT RESORT MANAGEMENT

To: Architectural Advisory Committee
City of Palm Springs
3200 East Tahquitz Canyon Way,
Palm Springs, California 92262

Re: Toll Brothers Inc. / new home designs at Alta

Date: May 10, 2011

This letter is in regards to the Alta community in which Toll Brothers Inc. has purchased 44 of the remaining undeveloped 46 lots. Toll has communicated their desire to build 3 new home designs, with 2 elevation options for each of its 3 floor plans. Allen Janisch, the Senior Project Manager for Toll Brothers (and the current President of the Alta Board), has e-mailed to the HOA Board, Desert Resort Management and to all of the homeowners that have signed up for e-mail communications copies of the exterior elevation plans and the floor plans proposed by Toll.

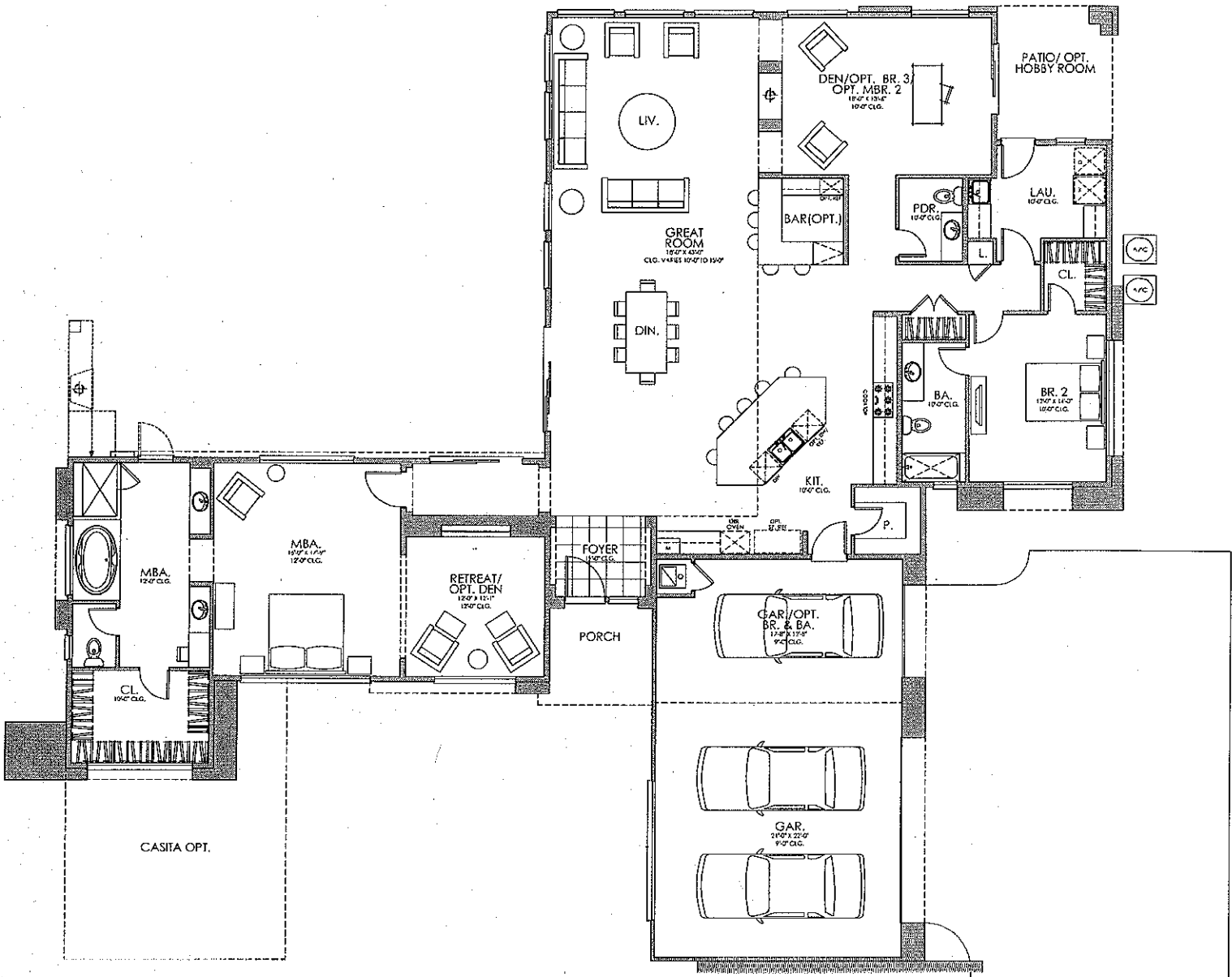
The Alta HOA Board has viewed the exterior elevations and has found no conformity issues that would be in contrast to what is currently built. Toll's design is a contemporary design that echoes the existing architecture. The exterior color palette is based upon the existing range of paint colors. The front yard landscape appears to be consistent with the existing xeriscape landscaping in the community.

As homeowners and board members at Alta we support the exterior elevation designs that Toll Brothers has presented to the Alta HOA.

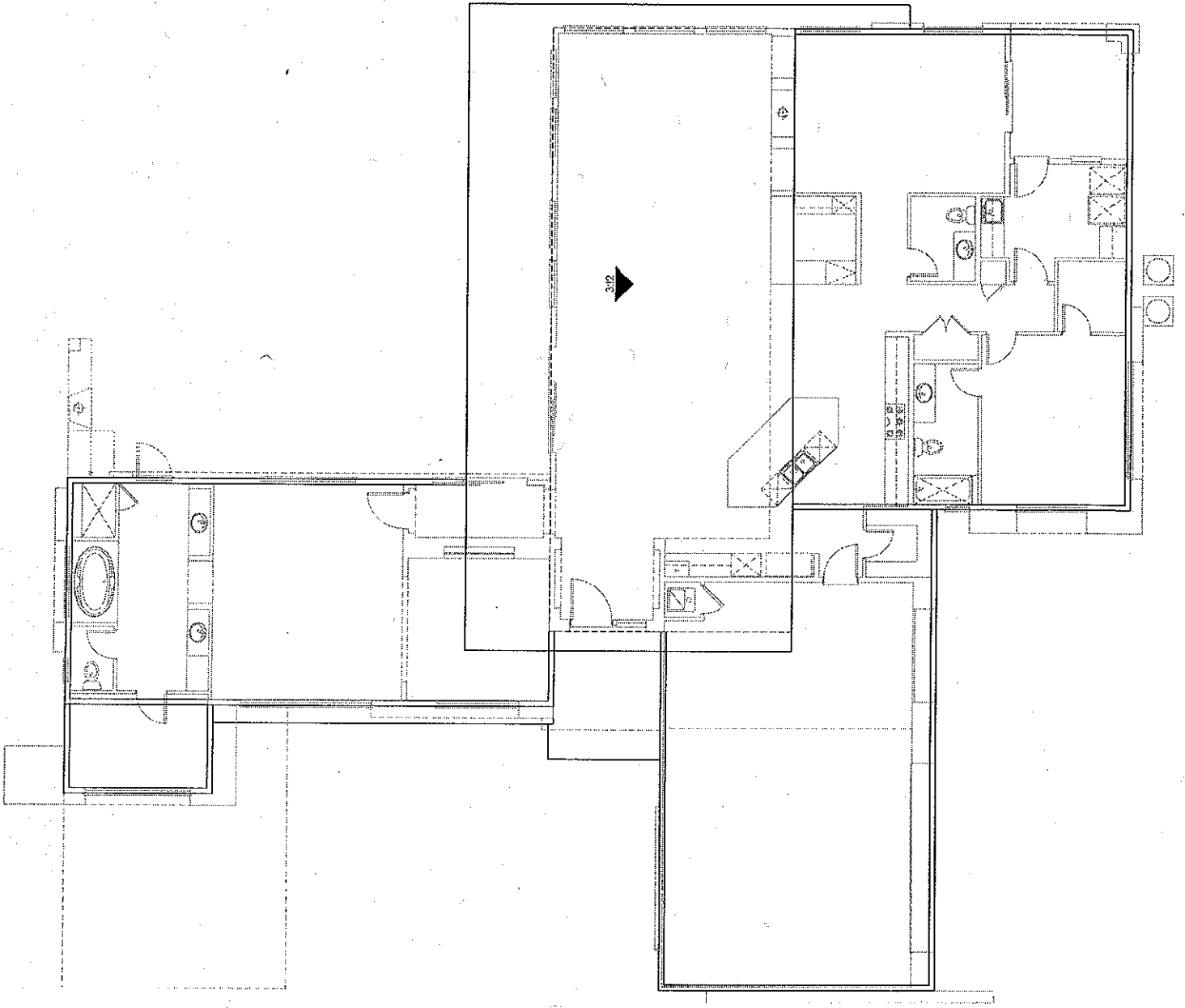
Mark W. Leonard
Vice President, Alta HOA
368 Patel Place
Palm Springs, California 92264

cc: Brandi Scott, Desert Resort Management
David Weisberg (Homeowner, Alta board member)
Mike Mooney (Homeowner, Alta board member)
Bill Gaul (Homeowner, Alta board member)

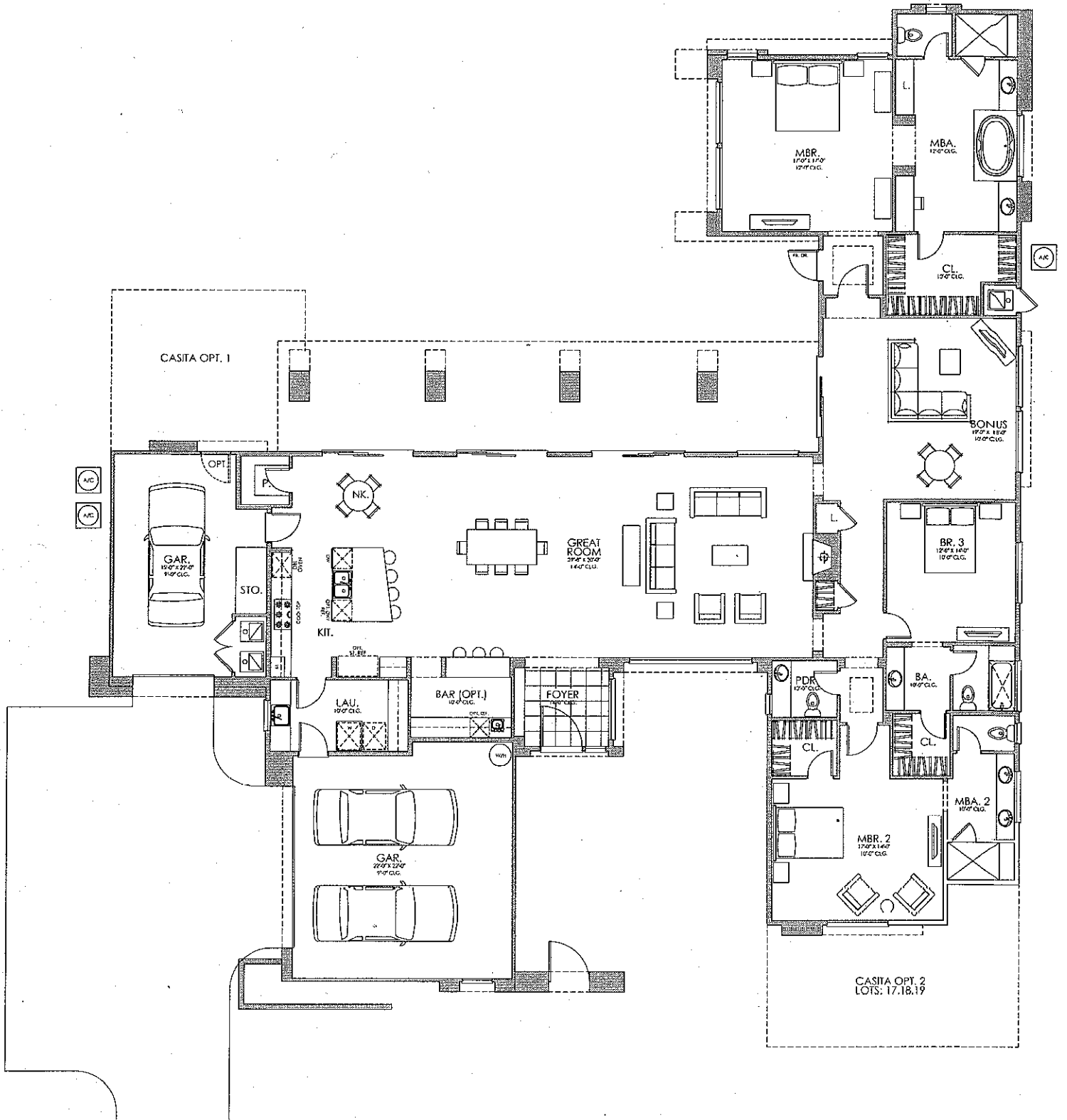
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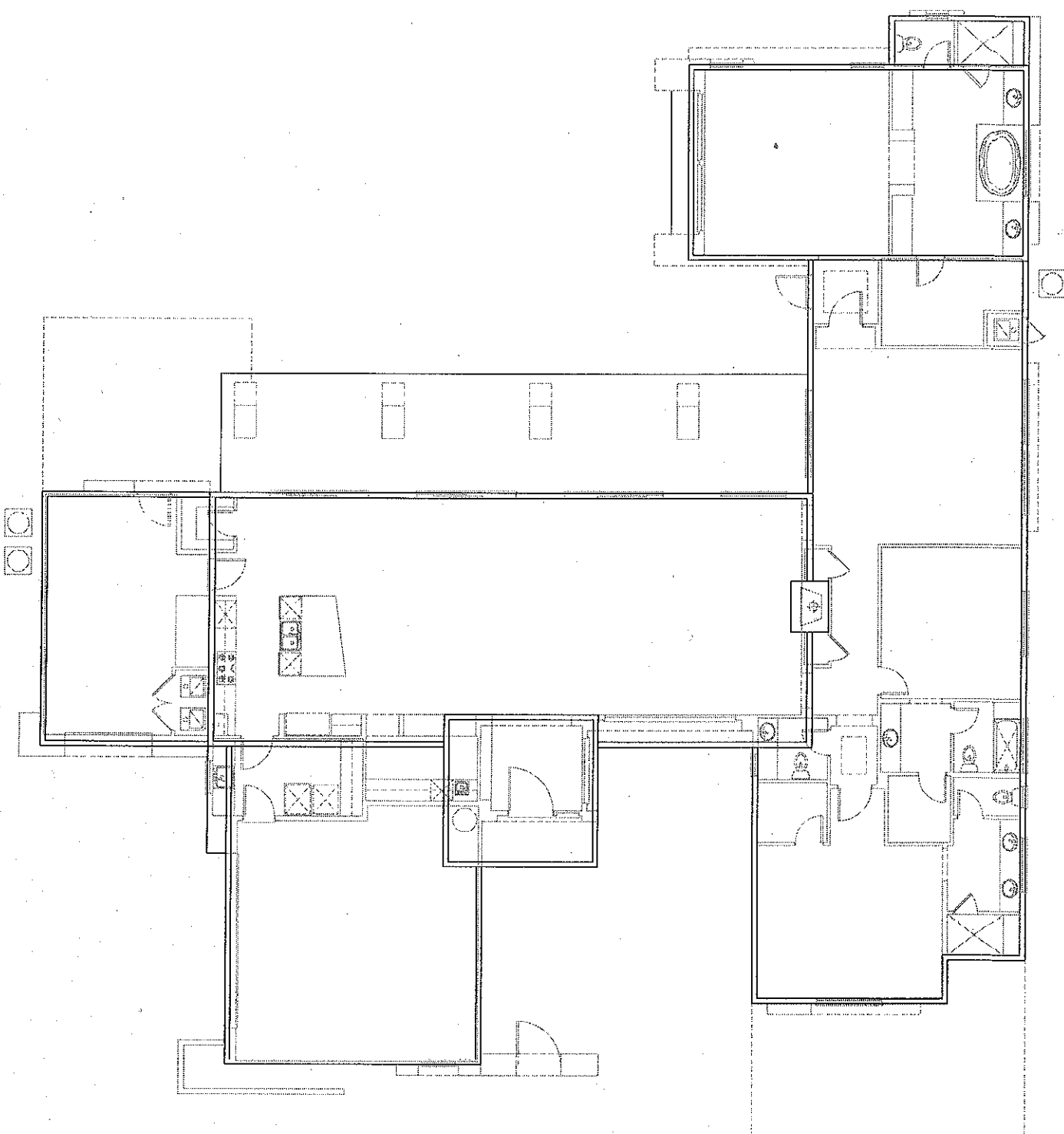


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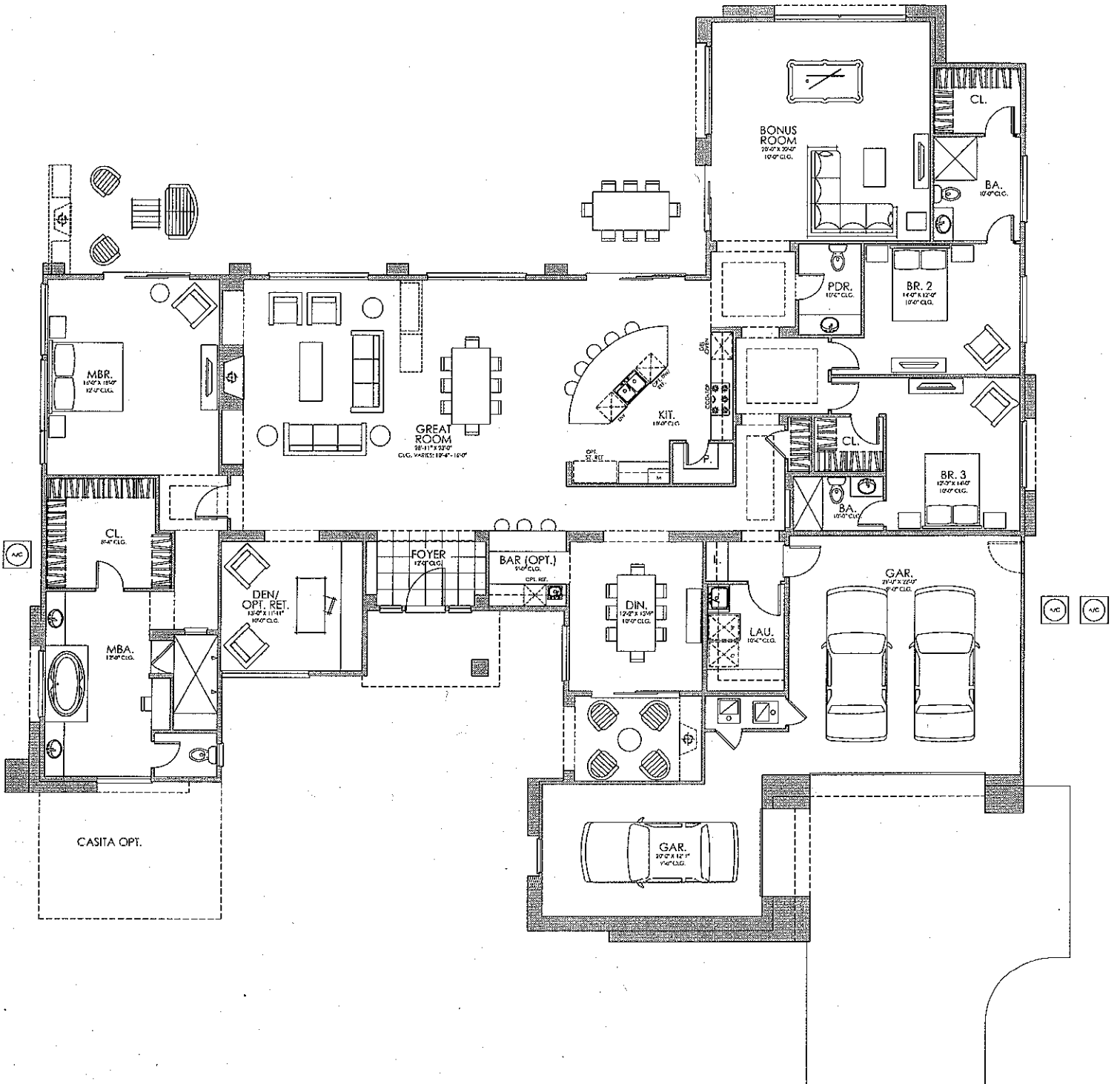


Plan A
Roof Plan

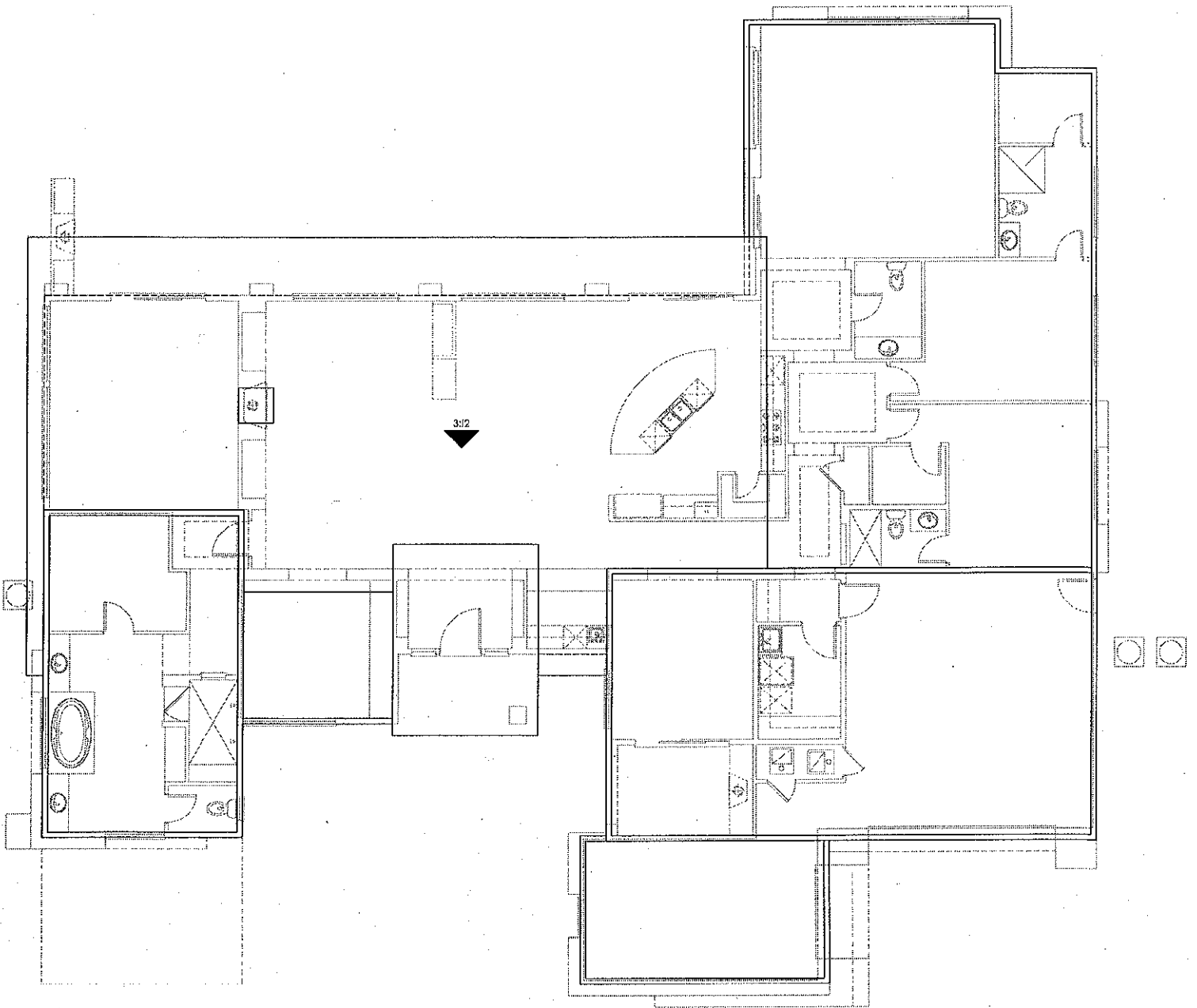




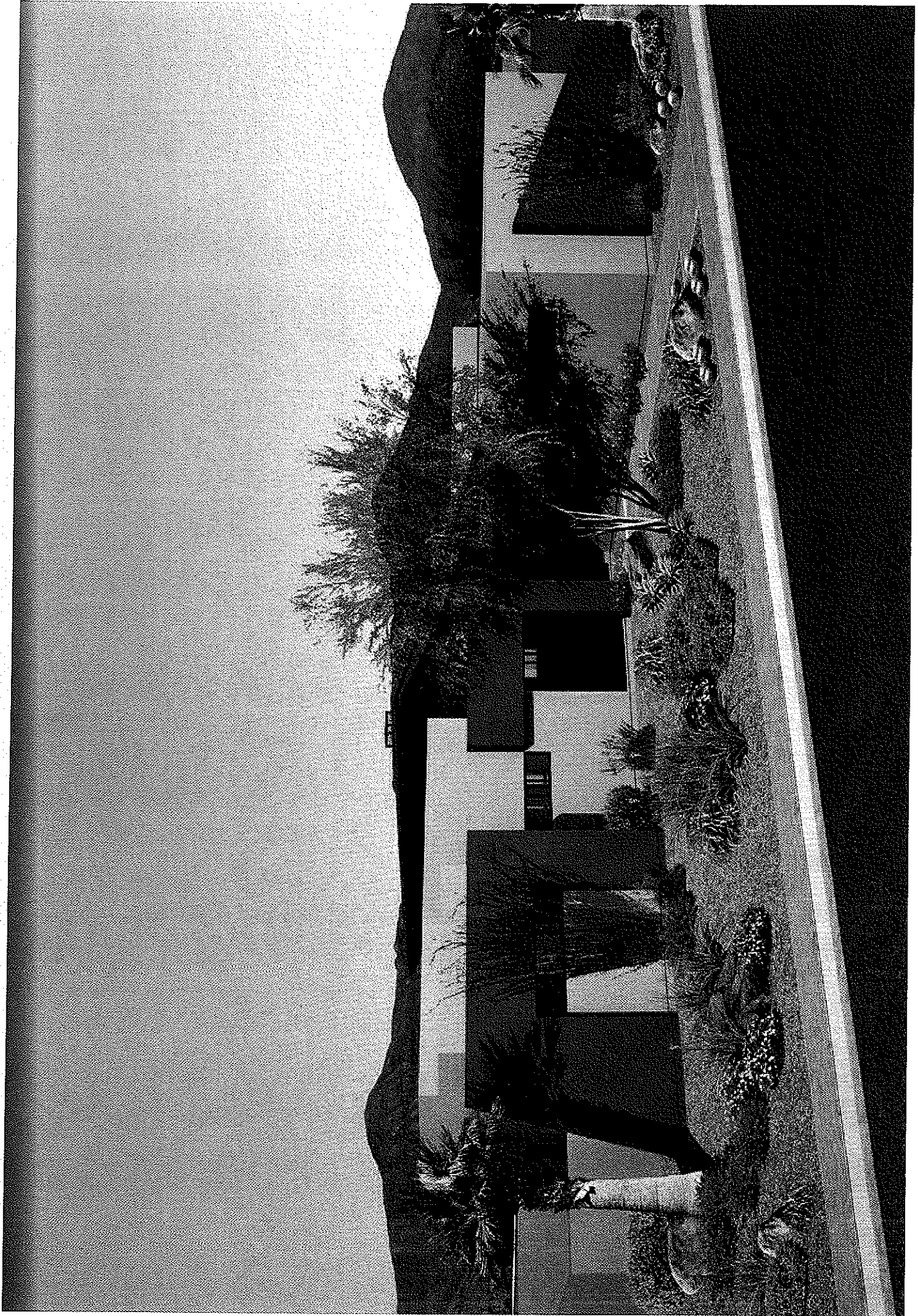
Plan B
Roof Plan



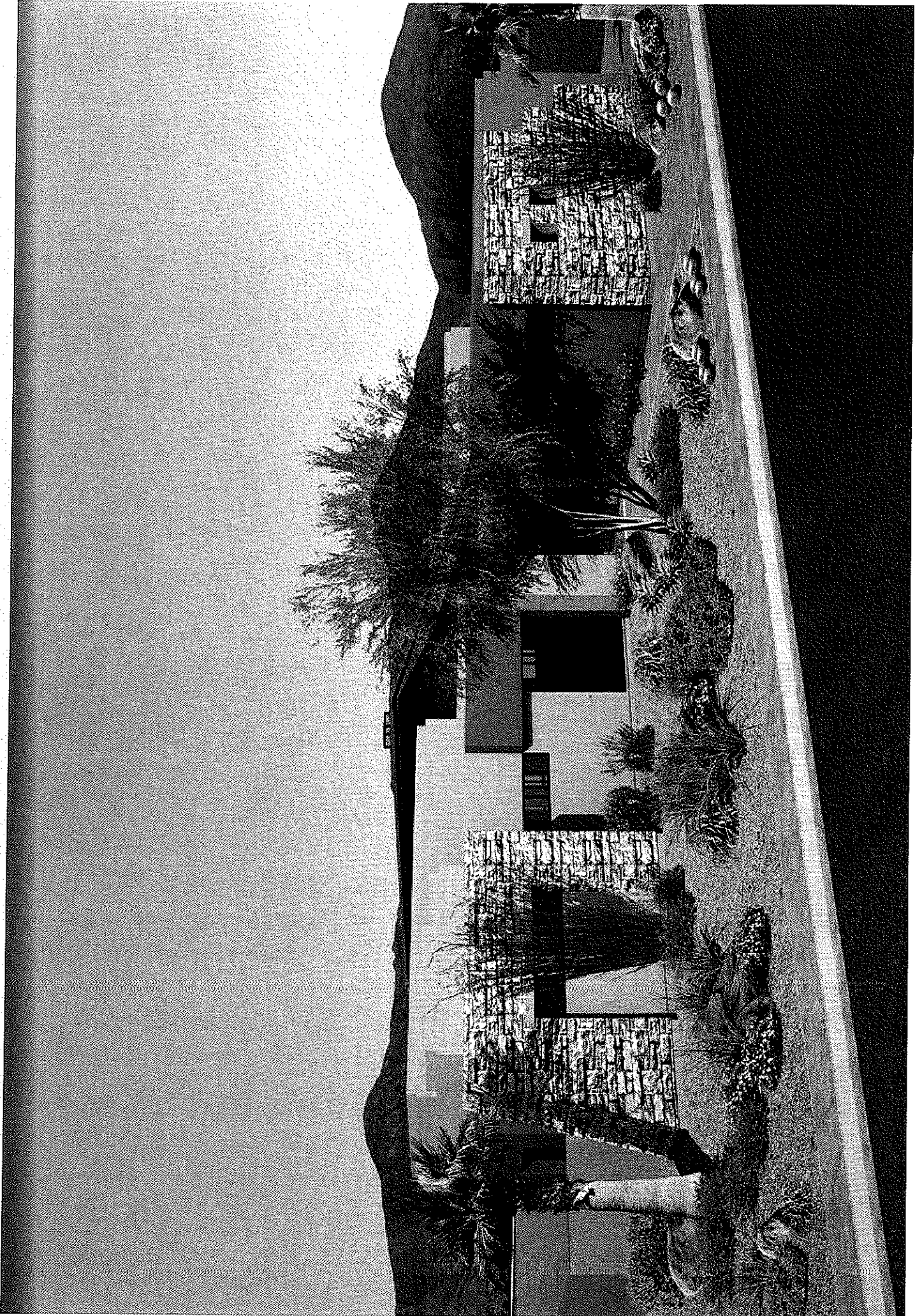
FIRST FLOOR C X



Plan C
Roof Plan



Plan A



Plan A