



Planning Commission Staff Report

DATE: AUGUST 14, 2013

SUBJECT: AMENDMENT TO FINAL DEVELOPMENT PLANS APPLICATION BY ENCLAVE AT SUNRISE, LLC, FOR A PREVIOUSLY APPROVED PDD 301 TO ALLOW THREE NEW SINGLE-FAMILY RESIDENTIAL PLAN TYPES FOR THE REMAINING 19 VACANT LOTS LOCATED AT THE NORTHWEST CORNER OF SUNRISE WAY AND RACQUET CLUB; ZONE PDD-301 (CASE NO. 5.1014-PDD 301 AMND)

FROM: DEPARTMENT OF PLANNING SERVICES

SUMMARY

The Planning Commission considered this proposed amendment to the final development plans of "The Enclave at Sunrise" at its meeting of July 24, 2013, and voted to continue the review to the meeting of August 24, 2013, with the following directions to the applicant:

- Incorporate some features of the existing homes such as the stacked stones into the new homes
- Notify and involve the HOA of the modifications

The Planning Commission further directed that the previously approved Planned Development District consisting of 52 detached single-family residential lots and associated improvements be taken back to the AAC for a final review of the new modifications. As previously mentioned, this amendment is for the development of the remaining nineteen (19) lots within the subdivision; the proposed housing types will consist of three different schemes, three-bedroom each and will range between 2,435 to 2,547 square feet in size.

RECOMMENDATION:

Approve the proposed minor amendment of the building elevations subject to the previously adopted Negative Declaration (ND) and previously approved conditions of approval.

ISSUES:

At its public hearing meeting on July 24, 2013, the Planning Commission directed the applicant to incorporate some features from the existing homes into the new design and also to notify and involve the HOA of the new schemes.

BACKGROUND:

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
8.25.04	The Planning Commission approved the Preliminary Planned Development-PD 301 and recommended approval of Tentative Tract Map (TTM 32160) to the City Council
9.15.04	The City Council approved the Preliminary Planned Development District (PDD-301), and Tentative Tract Map 32160 to subdivide the approximately 16.4-acre property into 52 single-family residential lots.
4.27.05	The Planning Commission approved the Final Development Plans for the project
7.08.13	The Architectural Advisory Committee (AAC) reviewed the modified elevations and unanimously recommended approval to the Planning Commission
7.24.13	The Planning Commission reviewed the proposed amendment at its regular meeting and voted to continue the review to the meeting of August 14, 2013.

<i>Neighborhood Meeting</i>	
3.13.13	Applicant met with the HOA

Planning Areas		
Specific Plan		N/A
Design Plan		N/A
Airport Overlay		N/A
Indian Land		N/A

ANALYSIS:

General Plan			
Land Use Designation	F.A.R. / Density	Request	Compliance
LDR (Low Density Residential)	6.0 DU/Acre	None	Conforms

Zoning – Uses & Lot Standards			
	Existing: PDD 301 Zone	Proposed: Same	Compliance
Uses permitted	Single-Family Residential	Single-Family Residential	Conforms
Density	3 Dwelling Units Per Acre	3 Dwelling Units Per Acre	Conforms
Lot Standards			
Min. Area	9,380 Sq. Ft.	9,380 Sq. Ft.	Conforms
Min. Width	Minimum: 102 Ft.	Minimum: 102 Ft.	Conforms
Min. Depth	Minimum: 93 Ft.	Minimum: 93 Ft.	Conforms

Zoning – Building Development Standards			
	Existing: PDD 301 Zone	Proposed: Same	Compliance
Building Height	Maximum 18 Feet	Maximum: 16.7 Ft.	Conforms
Yard Setbacks			
Front	20 Ft.	20 Ft.	Conforms
Interior Side	7 Ft.	7 Ft.	Conforms
Corner Street Side	7 – 15 Ft.	15 Ft.	Conforms
Rear	15 Ft.	15 Ft.	Conforms
Pool / spas	5 Ft from fence	15 from fence	Conforms
Lot Coverage	35%	26%	Conforms
Off-street Parking	Two-Car Garage	Two-Car Garage	Conforms
Trash Enclosure	N/A	N/A	Conforms

Architectural Features:		
	Existing PDD 301	Proposed Amendment
Use	Single-Family Residence	Single-Family Residence
Architectural Style	Desert Contemporary	Contemporary / Discrete
Scale	Proportional	Proportional
Materials	Use of Stone Materials	None.
Colors	Desert Tan	Pale Colors
Rooflines	Articulated Clay Hipped Style	Solid, Flat & Asymmetrical

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.

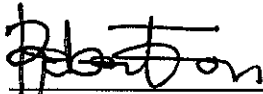
ENVIRONMENTAL ASSESSMENT:

A Negative Declaration (ND) was previously adopted by the City Council on September 4, 2004 for the Enclave 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 negative declaration.

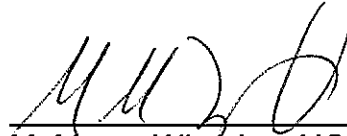
CONCLUSION:

This project will be reviewed by the AAC on August 12, 2013; staff will make an oral presentation of their recommendations to the Planning Commission at the public hearing meeting of August 14, 2013. With this, the applicant has met all the conditions from the Commission; therefore, staff is recommending that the Planning Commission

approve the modifications as submitted subject to the previously adopted Negative Declaration (ND) and approved conditions of approval.



Edward Robertson
Principal Planner



M. Margo Wheeler, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Draft Minutes from the meeting of July 24, 2013
3. Letter from the HOA
4. Reduced Site Plans and Elevations



Department of Planning and Zoning Vicinity Map



SUNFLOWER CIRCLE S

FRANCIS DR

ADOBE WY

LUNA WY

GEM CIR

PASEO DE ANZA

GITE

SUNRISE WY

BISKRA RD

BAHADA RD

RACQUET CLUB RD

AMELIA WY

ROCHELLE RD

CITY OF PALM SPRINGS

CASE NO.: 5.1014-PD-301 AMND

DESCRIPTION:

An amendment to the Final Development Plans of previously approved PDD 301

APPLICANT:

The Enclave at Sunrise, LLC

ENCLAVE AT SUNRISE HOMEOWNERS ASSOCIATION

05 August 2013

Mr. Edward Robertson
Planning Services
The City Of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs CA 92262

Dear Mr. Robertson

Per the request of the City of Palm Springs Planning Commission, the proposal for The Enclave at Sunrise housing development located in Palm Springs California were submitted to The Enclave at Sunrise Homeowners Association for its review. The Enclave at Sunrise HOA is fully supportive of the proposed plans, and is pleased to see that the development will be built out to completion.

On Behalf of the Board of Directors
Enclave at Sunrise
Palm Springs CA 92262

John G. Murphy
Community Manager
Empire Management Inc.
Vice President
Palm Springs CA

N. PSO DE ANZA

ISABELLA WAY

N. SUNRISE WAY

RACQUET CLUB ROAD



SITE PLAN LEGEND

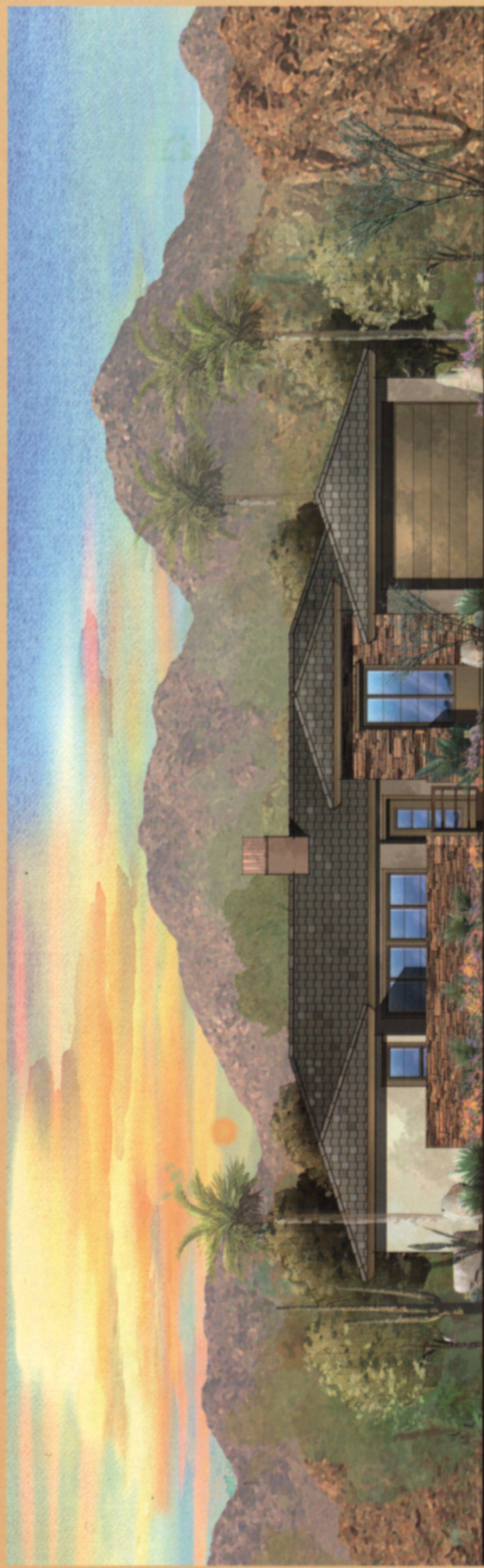
- NOT A PART OF THIS PERMIT APPLICATION
- LOT # EXISTING HOME WITHOUT STACKED STONE (PLANNING PURPOSES ONLY)
- A-1.1 PLAN 'A', OPTION 1, MATERIAL SCHEME 1
- A-1.2 PLAN 'A', OPTION 1, MATERIAL SCHEME 2
- A-2.1 PLAN 'A', OPTION 2, MATERIAL SCHEME 1
- A-2.2 PLAN 'A', OPTION 2, MATERIAL SCHEME 2
- B-1 PLAN 'B', MATERIAL SCHEME 1
- B-2 PLAN 'B', MATERIAL SCHEME 2
- C-1 PLAN 'C', MATERIAL SCHEME 1
- C-2 PLAN 'C', MATERIAL SCHEME 2



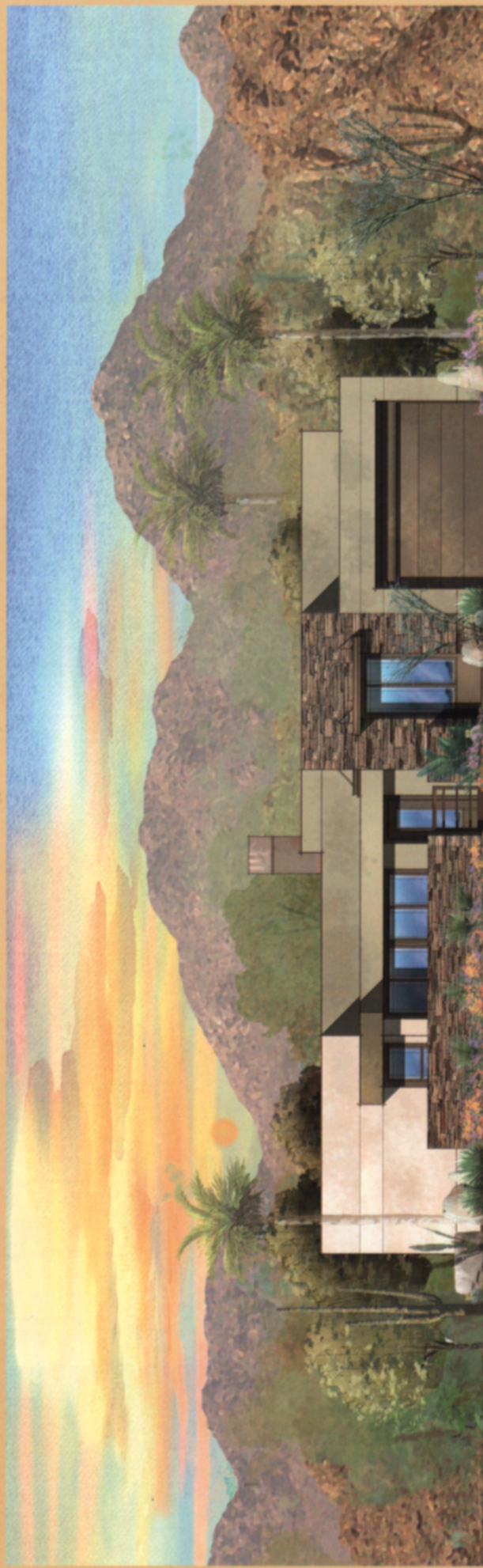
1 ARCHITECTURAL SITE PLAN
1" = 40'-0"

NOTE:
1. REF. LANDSCAPE PLANS PER HARDSCAPES, PLANTINGS, EXTERIOR LIGHTING, POOLS & SPAS, ETC.
2. REF. CIVIL DWGS. PER FINISH ELEVATIONS, PAD HEIGHTS, DRAINAGE, ETC.

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Style A: Desert Traditional



Style B: Desert Contemporary

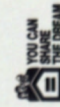
RESIDENCE 1

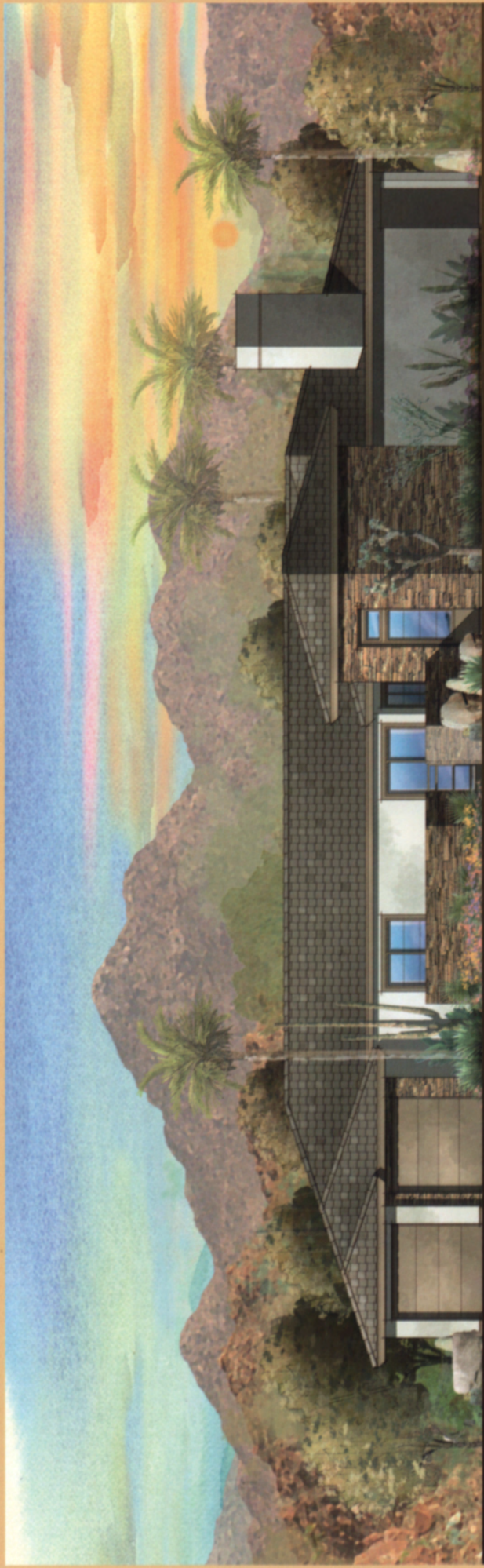
Approx. 2,800 square feet:

- 3 Bedroom, 3 1/2 Baths
- Great Room, Dining Room, Private Entry Courtyard
- Covered Outdoor Living Area with Designer Pool and Spa
- Optional Casita or Master Retreat



In our continuing efforts to meet consumer expectations, the developer reserves the right to modify floor plans, exteriors, features, prices, specifications and plans without prior obligation. Please see a sales representative for details. All floor plans, maps and renderings are conceptual artwork. All square footage is approximate and may vary. Floor plan design is the exclusive right and property of McLarand Vasquez Emsick & Partners Copyright 2005 and may not be reproduced or borrowed without sole written consent.



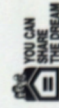


Style A: Desert Traditional

RESIDENCE 2

Approx. 2,973 square feet:

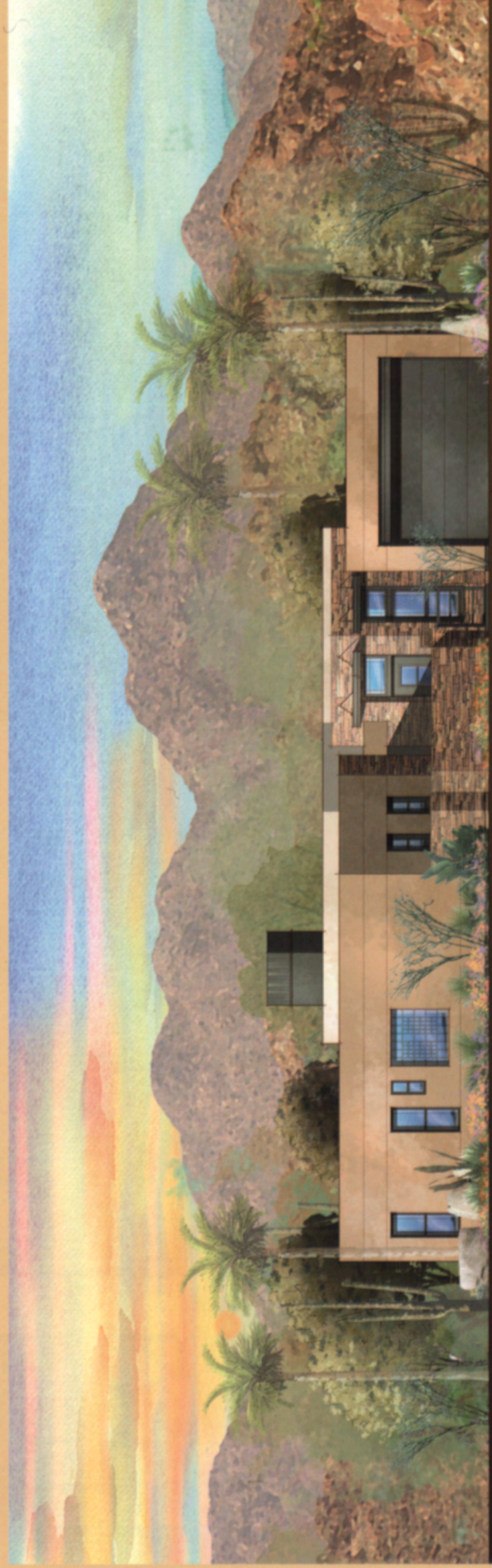
- 3 Bedrooms, and Casita (or 4 Bedrooms), 3 1/2 Baths
- Great Room, Dining Room or Den, Private Entry Courtyard
- Covered Outdoor Living Area with Designer Pool and Spa
- Optional Master Retreat



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Style A: Desert Traditional



Style B: Desert Contemporary

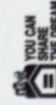
RESIDENCE 3

Approx. 2,976 square feet:

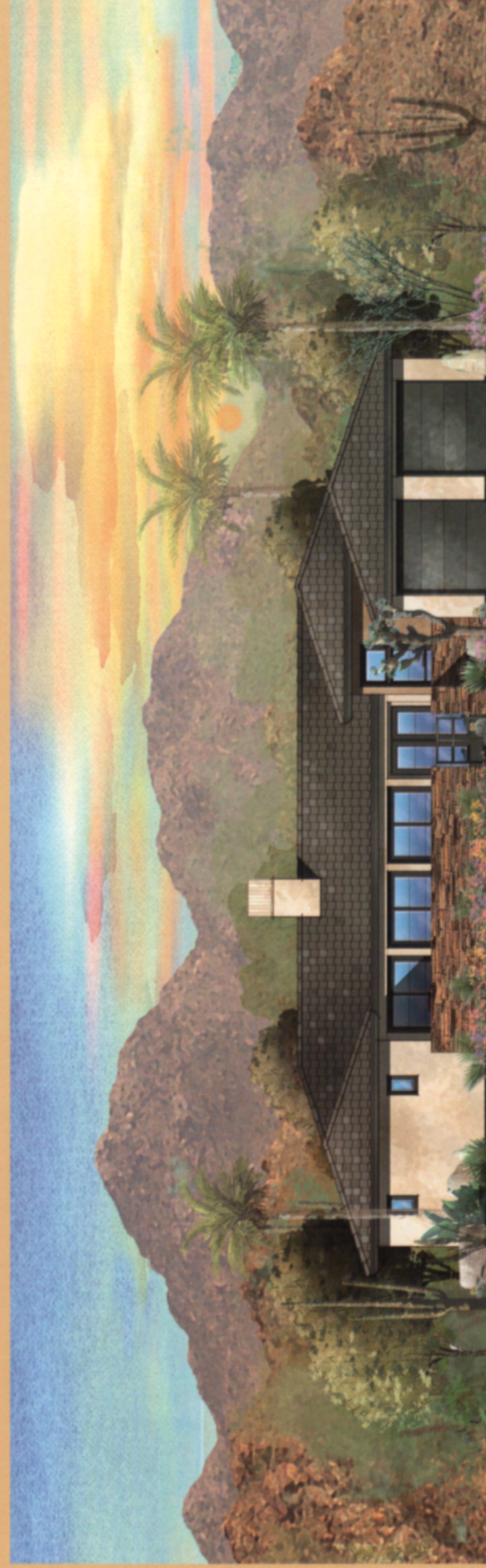
- 3 Bedrooms and Casita, 3 1/2 Baths
- Great Room, Dining Room, Private Entry Courtyard
- Covered Outdoor Living Area with Designer Pool and Spa
- Optional Detached Casita (add approx. 299 sq. ft.) or Bedroom 4



THE
ENCLAVE
A T S U N R I S E



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Style A: Desert Traditional



Style B: Desert Contemporary

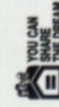
RESIDENCE 4

Approx. 3,076 square feet:

- 4 Bedrooms and Casita (or 5 Bedrooms), 4 1/2 Baths
- Great Room, Dining Room, Grand Private Entry Courtyard with Designer Pool and Spa
- Covered Outdoor Living Area
- Optional Dining Room or Master Retreat



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FRONT ELEVATION CONCEPT

PLAN 'A' - OPTION 1
MATERIAL SCHEME 1
1/8" = 1' - 0" SCALE

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FRONT ELEVATION CONCEPT

PLAN 'A' - OPTION 1
MATERIAL SCHEME 2
1/8" = 1' - 0" SCALE

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FRONT ELEVATION CONCEPT

PLAN 'A' - OPTION 2
MATERIAL SCHEME 1
1/8" = 1' - 0" SCALE

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FRONT ELEVATION CONCEPT

PLAN 'A' - OPTION 2
MATERIAL SCHEME 2
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FRONT ELEVATION CONCEPT

PLAN 'B'
MATERIAL SCHEME 1
1/8" = 1' - 0" SCALE

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FRONT ELEVATION CONCEPT

PLAN 'B'
MATERIAL SCHEME 2
1/8" = 1' - 0" SCALE

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FRONT ELEVATION CONCEPT

PLAN 'C' OPTION 1
MATERIAL SCHEME 1
1/8" = 1' - 0" SCALE

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FRONT ELEVATION CONCEPT

PLAN 'C'- OPTION 2
MATERIAL SCHEME 1
1/8" = 1' - 0" SCALE

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1. EXISTING HOME - HIP ROOFS, STONE APPLIED TO FRONT ENTRY AND SITE WALL



2. EXISTING HOME - FLAT ROOFS, STONE APPLIED TO FRONT ENTRY AND SITE WALL



3. EXISTING HOME - HIP ROOFS, STONE APPLIED TO SITE WALL



4. EXISTING HOME - FLAT ROOFS, NO STONE APPLIED

