



PLANNING COMMISSION STAFF REPORT

DATE: March 26, 2014

SUBJECT: TOLL CA II, L.P. FOR ARCHITECTURAL REVIEW OF FINAL DEVELOPMENT PLANS FOR 128 SINGLE FAMILY HOMES WITHIN PLANNING AREA 5 OF PD-231 (ESCENA), 1000 NORTH GENE AUTRY TRAIL (CASE 5.0666 PD-231).

FROM: Department of Planning Services

SUMMARY

The Planning Commission will review the Final Development Plans for seven floor plans with three elevation options within Escena (PD-231). The homes will be constructed within Planning Area 5 / Tract 32233-5.

RECOMMENDATION:

Approve as submitted.

ISSUES:

- None.

BACKGROUND:

Most Recent Change of Ownership

Oct. 2013	Toll Brothers purchased the 128 lot subdivision within Escena.
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Planning Areas

Specific Plan	None	
Design Plan	Yes	Escena design plan was approved under PD-231
Airport Overlay	Yes	Riverside County Airport Land Use Compatibility Plan – Influence Area D
Indian Land	None	

Related Relevant City Actions by Planning, Fire, Building, etc...

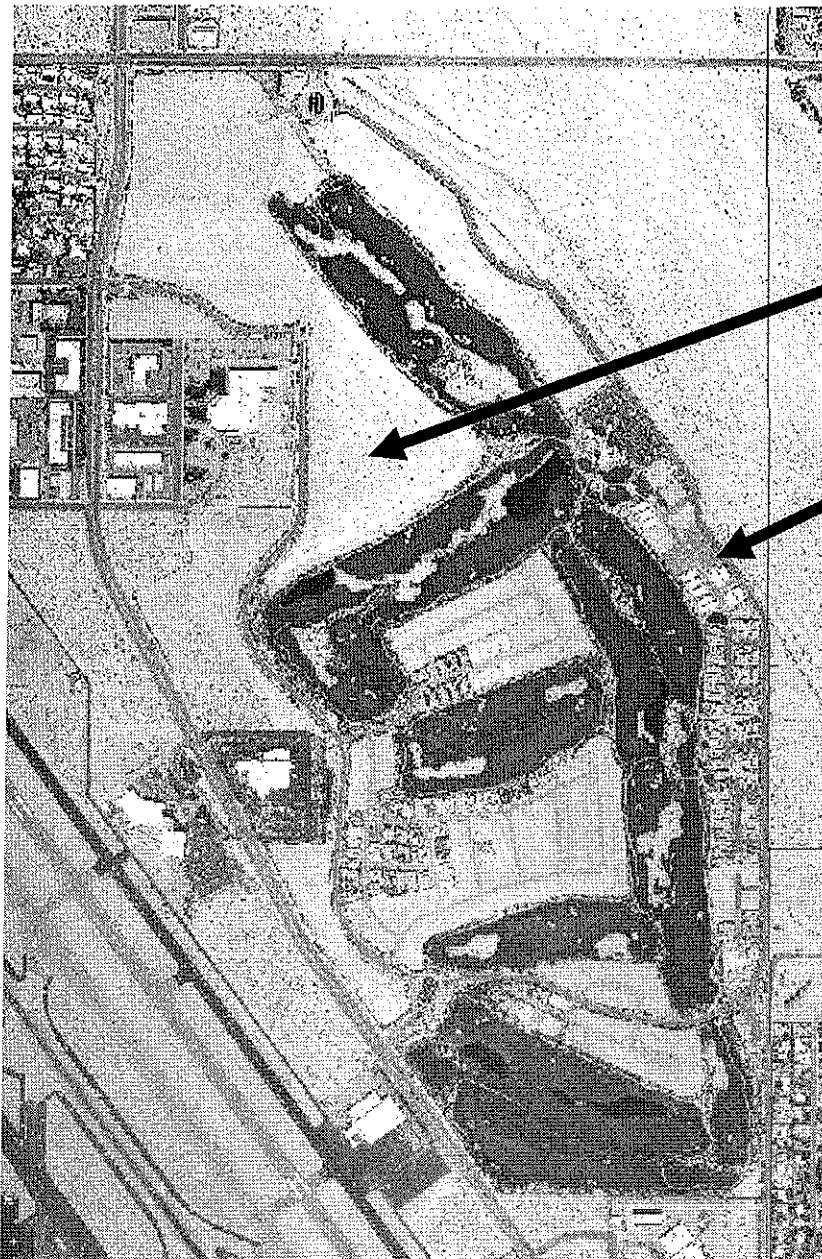
7/16/2003	The City Council adopted a Mitigated Negative Declaration and approved Preliminary PD and TTM 32233 – Escena.
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2/24/2014

The Architectural Advisory Committee reviewed the proposed Final Development Plans and recommended approval, subject to the following:

- Subcommittee consisting of Fauber, Secoy-Jenson and Cassidy to review roofing color and materials, color options, fascia details and window / door mullion colors
- No turf

The applicant responded to the above and staff reviewed with the AAC subcommittee. After additional comments from the subcommittee, the applicant modified the plans accordingly.



Proposed Homes –
Planning Area 5 (portion)

Escena Development

BACKGROUND:

The Palm Springs Classic, a Mixed-use resort project consisting of 450-room hotel, 1,450 residential units and an 18-hole golf course was originally approved by the City in 1994. In June of 2003, a revised project was approved (Case No. 5.0666-PD 231) adding approximately 90.7 acres for current and future golfing activities within the Whitewater River Wash. Currently, the development has different owners for different Planning Areas in the subdivision and is now known as Escena.

ANALYSIS:

General Plan

Land Use Designation	Density	Proposed	Conform
128 sites are designated MDR (Medium Density Residential)	Up to 15 dwelling units / acre	Residential use at 5.45 dwelling units / acre	Yes

Zoning

	PD-231 Requirement	Proposed	Conform
Uses permitted	Single Family Residential (SFR) permitted within Planning Area 5	Single Family Residential	Yes
Density	Established under PD-231	(No change to approved)	Yes
Lot Standards			
Min. Area	Established under PD-231	(No change to approved)	Yes
Min. Width	Established under PD-231	(No change to approved)	Yes
Min. Depth	Established under PD-231	(No change to approved)	Yes
Building Height	2 stories and 28-32 feet max.	26'-3" max.	Yes
Yard Setbacks			
Garages	5 feet or 18 feet	18 feet	Yes
Front	5 feet	9 to 15 feet	Yes
Interior Side	5 feet	5 feet	Yes
Corner Street Side	5 feet	5 feet to 10 feet	Yes
Rear	5 feet	14 to 15 feet	Yes
Patio Structure	3 feet to interior property line, or 5 feet to street property line	7 feet	Yes
Trash Container	Required	Trash cans for each residence in side yard	Yes

The applicant is proposing seven floor plans with three elevation options for each. Houses range from in size from 1,905 to 2,705 square feet in size. All include two-car garages. A "benefit & burden easement" is proposed within the tract which will allow each owner to enjoy use of a larger side yard.

Staff has evaluated the proposed project against the Palm Springs Classic (Escena) Guidelines. The related sections have been attached to this report. Staff believes the

proposed architecture is compatible with the design guidelines. Further, the master developer has approved the plans (see attached letter from New Valley PS LLC).

REQUIRED FINDINGS:

Although there are no specific findings for a final planned development review, Section 94.03.00(E)(4) of the Palm Springs Zoning Code requires that:

“...the final plan shall be substantially in conformance with the approved preliminary plan and shall incorporate all modifications and conditions to the preliminary planned development plan made by the commission and city council, and shall be submitted with the final development plan checklist provided by the department of planning and building.”

The final PDD plans are in substantial conformance with the approved preliminary PDD, including the design guidelines as determined by the Architectural Advisory Committee on February 24, 2014. Staff recommends approval of the final PDD, subject to conditions of approval shown in Exhibit A attached to the draft resolution.

ENVIRONMENTAL ASSESSMENT:

A Mitigated Negative Declaration for this project was previously adopted by the City Council, pursuant to Section 15162 of the California Environmental Quality Act (CEQA). The preparation of further environmental assessment is not necessary since the circumstances surrounding the project have not changed. The project could not, therefore, result in any new environmental impacts beyond those already identified and assessed in the adopted mitigated negative declaration.



David A. Newell
Associate Planner



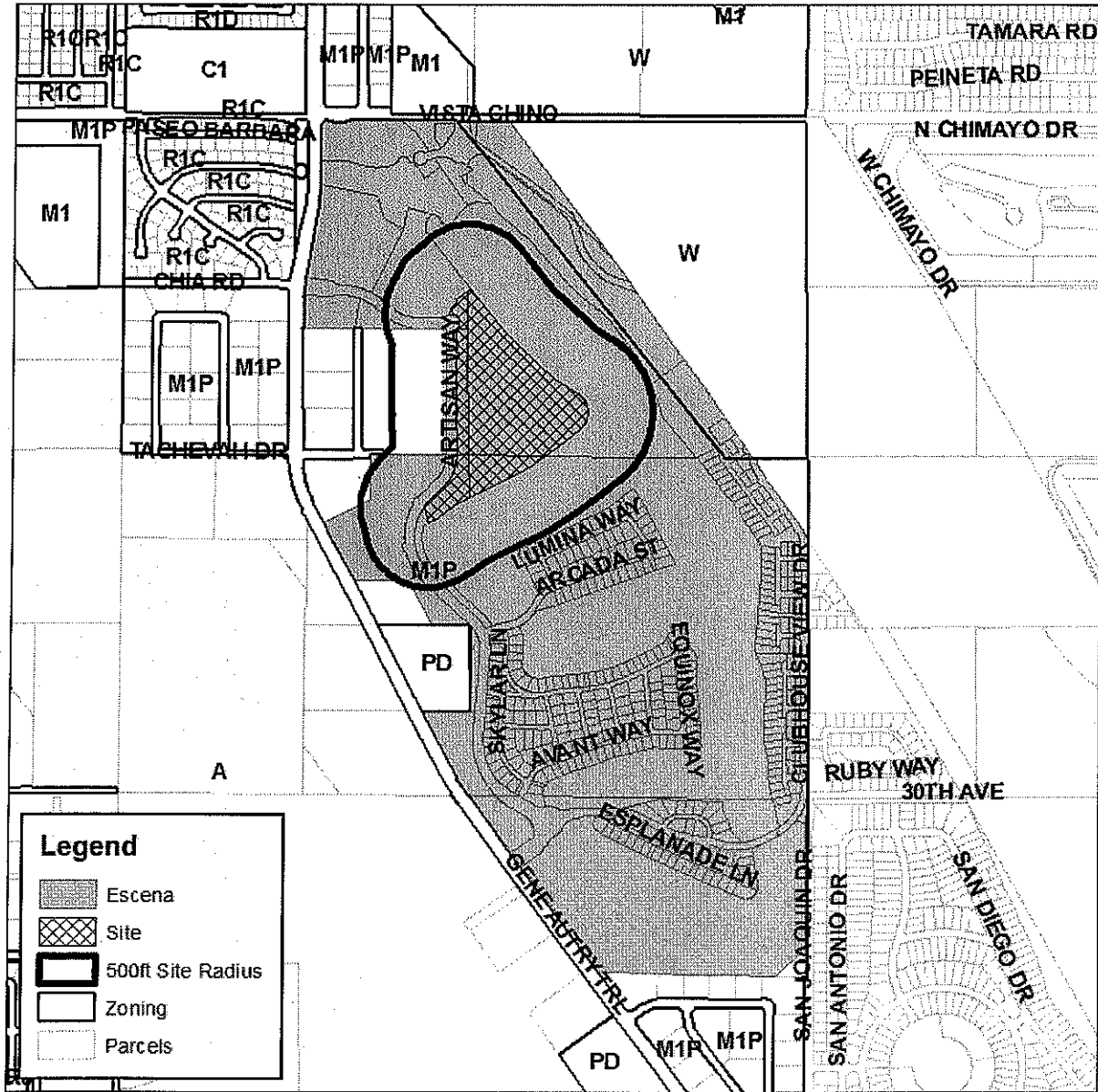
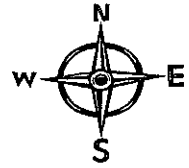
M. Margo Wheeler, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Draft Resolution
3. 2/10/2014 AAC Minutes (excerpt)
4. Palm Springs Classic Design Guidelines (excerpts)
5. New Valley PS LLC Letter, dated 2/5/2014
6. Reduced Plans Packet



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 5.0666 PD-231 Final Development Plans

APPLICANT: Toll Brothers Inc.

DESCRIPTION: Request for architectural review of Final Development Plans within PD231 for 128 lots in Panning Area 5, Escena, 1000 North Gene Autry Trail, Zone M-1-P / PD-231, Section 7 & 18.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, FINDING THAT THE FINAL DEVELOPMENT PLANS FOR PLANNING AREA 5 ARE IN SUBSTANTIAL CONFORMANCE TO WITH PREVIOUSLY APPROVED PRELIMINARY DEVELOPMENT PLANS AND DESIGN GUIDELINES FOR PLANNED DEVELOPMENT DISTRICT 231, CASE 5.0666; LOCATED AT THE SOUTHEAST CORNER OF GENE AUTRY TRAIL AND VISTA CHINO ROAD, ZONE PD-231 / M-1-P, SECTION 7.

WHEREAS, on June 11, 2003, the Planning Commission voted to recommend that the City Council approve Case No. 5.0666 PD-231, for Planned Development District 231 at the southeast corner of Gene Autry Trail and Vista Chino Road; and

WHEREAS, on July 16, 2003, the City Council voted to approve Case No 5.0666 PD-231, for Planned Development District 231 at the southeast corner of Gene Autry Trail and Vista Chino Road; and

WHEREAS, on November 17, 2004, the City Council voted to approve Tentative Tract Map (TTM) 32233 for at the southeast corner of Gene Autry Trail and Vista Chino Road; and

WHEREAS, Toll CA II, LP has submitted a request for Final Development Plan approval to construct 128 single-family residences within Planning Area 5 of PD-231 / Escena, located at the southeast corner of Gene Autry Trail and Vista Chino Road (1000 North Gene Autry Trail); and

WHEREAS, on March 26, 2014, the Planning Commission held a public meeting to review the Final Development Plans for the project; and

WHEREAS, a Mitigated Negative Declaration for the project was previously adopted by the City Council on July 16, 2003, in conjunction with the approval of Case No 5.0666-PD-231, Planned Development District (PD-231) and Tentative Tract Map (TTM 32233-2); and

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

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration of environmental impact was previously approved by the City Council on July 16, 2003, in conjunction with the approval of Case No. 5.0666 - PD 231. Pursuant to Section 15162 of the California Environmental Act (CEQA), the preparation of further documentation is not necessary since the circumstances of the project have not changed. The present project could not therefore, result in any new environmental impacts beyond those already assessed in the adopted mitigated negative declaration.

Section 2: The final development plans date-stamped March 17, 2014 are in substantial conformance with the Preliminary Planned Development District 231 (Case 5.0666 PD-231).

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission finds that the final development plans for the proposed development of 128 single-family residences on individual lots within Planning Area 5 of PD-231 (Escena) at the southeast corner of Gene Autry Trail and Vista Chino Road are in substantial conformance with the design guidelines of the previously approved preliminary planned development district for Case 5.0666 PD-231.

ADOPTED this 26th day of March, 2014.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

M. Margo Wheeler, AICP
Director of Planning Services

MIKE HAYES, APPLICANT, provided additional information.

M/S/C (Fauber/Fredricks, 4-0-3 absent Hirschbein, Purnel and Song) Recommend approval to the Planning Commission and City Council subject to conditions, with the following additions:

- Fan palm with maximum fronds.
- Washingtonian Robusta, 25'

10. **TOLL CA II, L.P. FOR ARCHITECTURAL REVIEW OF FINAL DEVELOPMENT PLANS FOR 128 SINGLE FAMILY HOMES WITHIN PLANNING AREA 6 OF PD-231 (ESCENA) LOCATED AT 1000 NORTH GENE AUTRY TRAIL (CASE 5.0666 PD-231). (DN)**

Associate Planner Mlaker presented the proposed project.

ALLEN JANISCH, ROBERT TYLER AND TOM DULCE, PROJECT APPLICANTS, provided additional information and noted that this is Toll Brothers' first project at Escena Development. They referenced the benefit to the community and commented on the burdened benefit easement. They noted that the 2nd story is optional and pools will be in models including a barrier; yards will be open to golf course.

APPLICANT TYLER stated the design will include three different styles with historic reference to mid-century.

VICE-CHAIR FAUBER asked if the mid-century model has a sloped roof.

COMMITTEE MEMBER CASSADY AND CHAIR SECOY-JENSEN asked about the proposed type of roof materials and color.

APPLICANT TYLER responded that it is off-white and there are other colors.

APPLICANT JANISCH responded Fibertite will be used on flat roofs.

CHAIR SECOY-JENSEN questioned the type of materials for the doors.

APPLICANT JANISCH said it is vinyl - they are going for energy efficiency for better R values.

COMMITTEE MEMBER FREDRICKS asked about the color palette; he said it would be nice to see other colors than brown. He recommended no turf be used.


VICE-CHAIR FAUBER concurred. Colors can get monotonous. He questioned if full detail has been provided.

CHAIR SECOY-JENSEN commented that the roof material if slanted should not be white. Vinyl windows are better in neutral and not white. And the landscape is very important. She consented on the neutral colors for window; however, door details need more color.

COMMITTEE MEMBER FREDRICKS said aside from the turf, the landscape of the project is good.

M/S/C (Secoy-Jensen/Fauber, 4-0-3 absent Hirschbein, Purnel and Song) Recommend approval to the Planning Commission, as amended:

- Subcommittee consisting of Fauber, Secoy-Jenson and Cassady to review roofing color and materials, color options, fascia details and window / door mullion colors.
- No turf



6. FAMILY DEVELOPMENT, LLC, FOR A PRELIMINARY PLANNED DEVELOPMENT DISTRICT COMPRISED OF 70 SINGLE FAMILY UNITS ON INDIVIDUAL LOTS AND 125 MULTI-FAMILY UNITS IN A GATED COMMUNITY ON ROUGHLY 24 ACRES LOCATED AT THE SOUTHEAST CORNER OF TAHQUITZ CANYON DRIVE AND FARRELL DRIVE, ZONE PD 71A/232 AND A TENTATIVE TRACT MAP (36689) TO SUBDIVIDE THE 24 ACRE SITE INTO INDIVIDUAL LOTS (CASE 5.1046 PDD 232). (KL)

Director Wheeler presented the proposed project.

RUDY HERRERA, APPLICANT, reported that different options were discussed with staff. He noted that 6 access pts. He brought up the possibility of homes fronting on Baristo and neighbors did not want this. He commented that they can do sidewalks on single-family street on Baristo. They want the wall on Farrell because it is a busy street. There is one opportunity on Tahquitz to remove the wall. Parks are provided throughout the project. The architecture will break up massing of the multi-family housing. They will relocate the northwest pool to the northeast side. A pedestrian corridor is provided. Southwest corner will be community dog park. And they can accommodate additional guest parking. The three-story is a covered roof deck on only 30% of the buildings.

VICE-CHAIR FAUBER asked questions regarding the roof decks.

COMMITTEE MEMBER FREDRICKS asked where and how much guest parking will be provided.

ARCHITECTURAL GUIDELINES

Golf Village Residential

Entrance into the Golf Village will occur through a distinct entry and gateway where a promise of the country club lifestyle begins. The spine greenway road will lead to a series of radiating neighborhoods with mixes of lot sizes and architectural styles. Many of the homes will either front onto the golf course or feel connected to the course through clever landscaping techniques. The low profile homes will cluster on calm streets with shade trees and structures to support pedestrian pursuits.

Architectural Guidelines

- Residential structures should draw their character from surrounding natural and manmade features. Farms should complement the natural environment through materials, colors, and textures.
- Individual product phases shall include a minimum of three unit designs including variations in floor plans, exterior details, and colors.
- Establish shadow relief and variety in the front elevation of building articulation through use of recesses, pop-outs, overhangs, or other structural elements. Avoid long, continuous, monotonous expanses of walls.
- Utilize variety in rooflines, materials, and façade treatments to stimulate visual interest.

PALM SPRINGS MODERN

History

- Built during the period of the 1950s and '60s
- Completely ignored traditional form and detail
- Derived from earlier International style, however added a strong emphasis on connection to the landscape
- Style most commonly found in architect-designed homes
- Popular on hillsides or in expansive landscapes

PALM SPRINGS MODERN

Features

large horizontal chimney

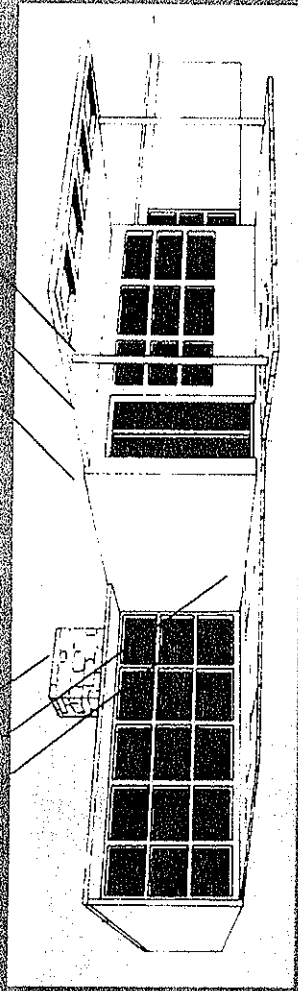
stucco or masonry walls

large expanses of glass

flat roof

wide eave overhangs

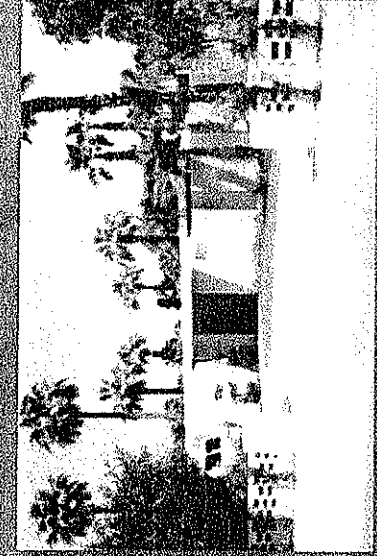
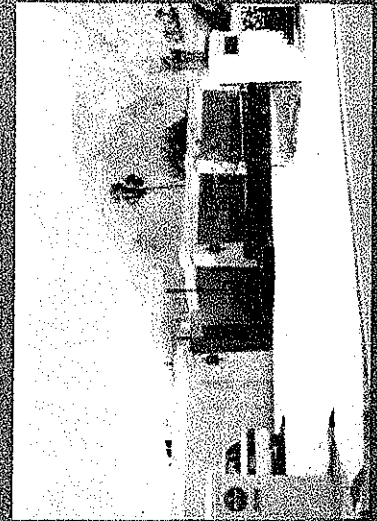
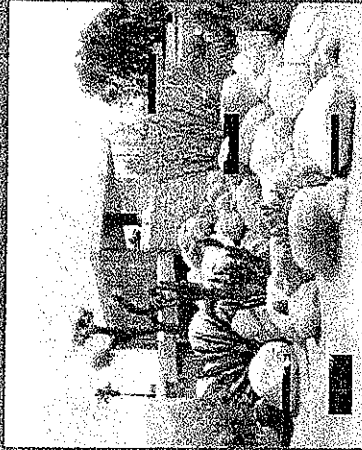
exposed structural members



- Most commonly single story
- Elevation consist of a number overlapping horizontal planes

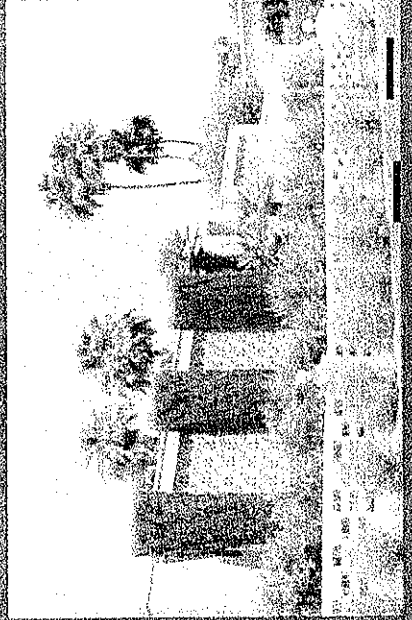
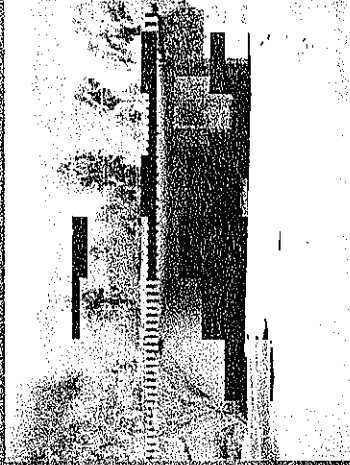
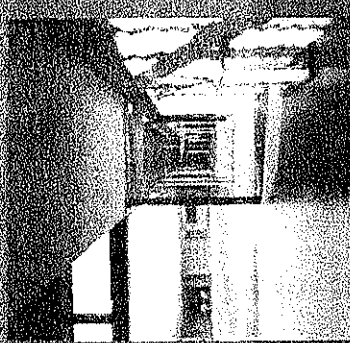
PALM SPRINGS MODERN

Examples



PALM SPRINGS MODERN

Details



MEDITERRANEAN

History

- Eclectic mix of Italian, Spanish, and French homes
- Classical details from Renaissance period combined with the simple form and materials of country homes
- Introduced to America in late 1800's/early 1900's
- Widespread popularity in 1920's and 30's
- Predominately found in Florida and Southwest

- Elevation treatments that are duplicated should be of different color schemes in the same family. Varied color and material schemes are encouraged.
- While variety is encouraged, materials and colors should be compatible with adjacent dwellings.
- All secondary building elevations (i.e. rear and side) that face streets, or are highly visible from other vantage points within the community should be well detailed, and appear as interesting as the front or primary elevation.
- The use of architectural energy conservation measures such as overhangs for protection of glass areas should be used where practical.
- Stagger and vary the setbacks of residential units whenever practical, to provide visual interest and avoid repetition.
- Incorporate the stepping back of multi-story buildings to maintain a pedestrian oriented scale.
- All units will provide useable yard or patio space for the private enjoyment of each residence.
- Garages may be either attached or detached by creating a design consistent with the main structure.
- Vary the placement and orientation of garages and driveways to avoid monotony and create interesting street scenes.
- Garages shall be set back from the street sufficiently to allow driveway parking without overhanging the sidewalk.

LANDSCAPE GUIDELINES

Landscape elements such as vegetation, hardscape materials, signs, lighting, and walls serve as important unifying components in project design. They serve to establish a common theme throughout a project area, buffer potentially incompatible uses, enhance the visual aesthetics of a project, and create a pleasant pedestrian and driving experience for residents and visitors. Careful attention to detail in the design of landscape elements is critical to establishing a high quality development for the Palm Springs Classic project area. The following guidelines are intended to apply throughout the project area, except where indicated otherwise.

- Buildings in most cases should be landscaped with low-level plantings and trees to soften the impact of the architecture and provide a more human scale.
- Vegetation of varying heights and textures shall be placed along perimeter walls and fences to soften hard planes and to create interest and variety.

Street Scenes

- All streets and/or driveway scenes will include landscaping features suitable to project a resort residential environment and orient circulation to pedestrian scale.
- Within residential neighborhoods, local streets appearance should consist of randomly space trees with an intermixing of tree types and extensive low-level vegetation.
- Views from the main collector road towards the golf course are encouraged; plant material shall frame and enhance views to golf.

General Landscaping

- Plant material concepts for PSC emphasize native and carefully selected plant materials to act as theme trees within the project limits.
- Common area landscape materials should be low profile to protect views and plant material should be complementary to the surrounding environment.
- Utilize landscaped berms, walls, and features where necessary to buffer development from adjacent uses.

New Valley PS LLC

RECEIVED

FEB 05 2014

PLANNING SERVICES
DEPARTMENT

To: Architectural Advisory Committee
Council Chamber, City Hall
3200 East Tahquitz Canyon Way,
Palm Springs CA 92262

Re: Toll Brothers Inc. new home designs & easments at Escena

To AAC Board members of Palm Springs:

This letter is in regards to the Escena community in which Toll Brothers Inc. has purchased 128 lots at the Escena community. Toll has communicated there desire to build 7 new home designs with 3 elevations for each of its 7 floor plans. Toll also has discussed the Benefit & Burden easement for the community. This easement will allow a larger side yard on 1 side ILO of 2 small side yards.

The floor plans, elevations, Benefit & Burden easement has been reviewed and we have found no conformity issues that would be in contrast to what is currently built & being built. Toll's design is a contemporary, desert contemporary & international exterior elevation designs that blend in. There exterior colors offer 7 different color scheme choices that can be selected on any of the home designs; this will allow a wide variety of choices. The front yard landscape will be consistent to the existing landscape in the community.

New Valley as Declarant for the Escena Community approves the floor plans, exterior elevation designs, benefit & burden easement that Toll Brothers has presented.

Thank You,

New Valley PS LLC



L. J. Edgcomb
Authorized Agent

Dated 2/5/2014