



PLANNING COMMISSION STAFF REPORT

DATE: April 23, 2014

SUBJECT: BEAZER HOMES FOR APPROVAL OF FINAL DEVELOPMENT PLANS FOR 72 SINGLE FAMILY HOMES WITHIN PLANNING AREAS 2A & 2B OF PD-231 (ESCENA) LOCATED AT 1000 NORTH GENE AUTRY TRAIL, ZONE W / M-1-P / PD-231 (CASE 5.0666 PD-231 FINAL PD).

FROM: Department of Planning Services

SUMMARY

The Planning Commission will review the Final Development Plans for four floor plans within Escena (PD-231). The homes will be constructed within Planning Area 2 / Tract 32233.

RECOMMENDATION:

Approve with conditions.

ISSUES:

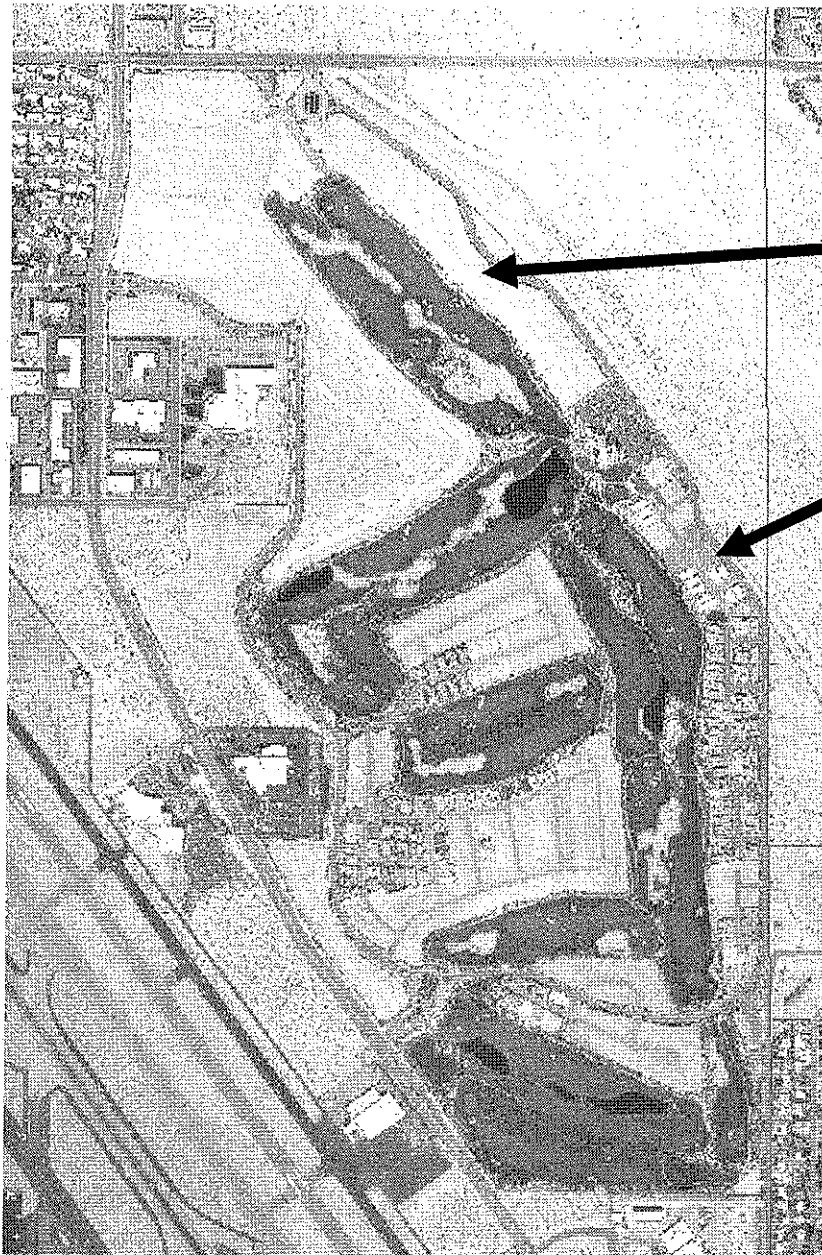
- None.

BACKGROUND:

<i>Most Recent Change of Ownership</i>	
Oct. 2013	CDCG Escena, LLC purchased the 72 lot subdivision from New Valley PS LLC.

<i>Planning Areas</i>		
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	City Council adopted a Mitigated Negative Declaration and approved Preliminary PD and TTM – Escena.
3/10/2014	The Architectural Advisory Committee (AAC) reviewed and tabled the project with concerns of architectural design, lack of exterior material details and issues on landscaping.
4/7/2014	The AAC reviewed the revised Final Development Plans and recommended approval, subject to conditions in attached resolution.



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
72 sites are designated HDR (High Density Residential)	Up to 30 dwelling units / acre	Residential use at 5 dwelling units / acre	Yes

Zoning

	PD-231 Requirement Planning Areas 2A & 2B	Proposed	Conform
Uses permitted	Single Family Residential (SFR) permitted within Planning Area 2	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.	Plan 1: 19'-0" (1 story) Plan 2: 18'-7" (1 story) Plan 3: 18'-4" (1 story) Plan 4: 17'-0" (1 story)	Yes
Yard Setbacks			
Garages	5 feet or 18 feet	18 feet	Yes
Front	5 feet	9 to 18 feet	Yes
Interior Side	5 feet	5 feet	Yes
Corner Street Side	5 feet	15 feet	Yes
Rear	10 feet	10+ feet for all lots (except 5 feet for Lots 21 and 22, which are lots that are oriented wider than they are deeper in shape)	Yes
Patio Structure	3 feet to interior property line, or 5 feet to street property line	Not within setback (part of building)	Yes
Trash Container	Required	Trash cans for each residence in side yard	Yes

The applicant is proposing four floor plans with eight color & material scheme options. Houses range from in size as follows:

- Plan 1 – 2,022 sq. ft. with 428 sq. ft. garage

- Plan 2 – 2,164 sq. ft. with 434 sq. ft. garage
- Plan 3 – 2,379 sq. ft. with 458 sq. ft. garage
- Plan 4 – 2,426 sq. ft. with 425 sq. ft. garage

Staff has evaluated the proposed project against the Palm Springs Classic (Escena) Design Guidelines. The related sections have been attached to this report. Staff believes the proposed architecture is compatible with the design guidelines. Further, the applicant states the master developer has approved the plans.

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.”

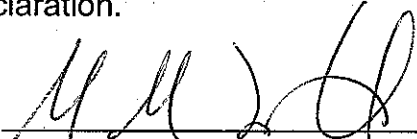
The final PDD plans are in substantial conformance with the approved preliminary PDD, including the design guidelines as determined by the Architectural Advisory Committee on April 7, 2014. Staff recommends approval of the final PDD, subject to conditions of approval shown in the attached draft resolution.

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

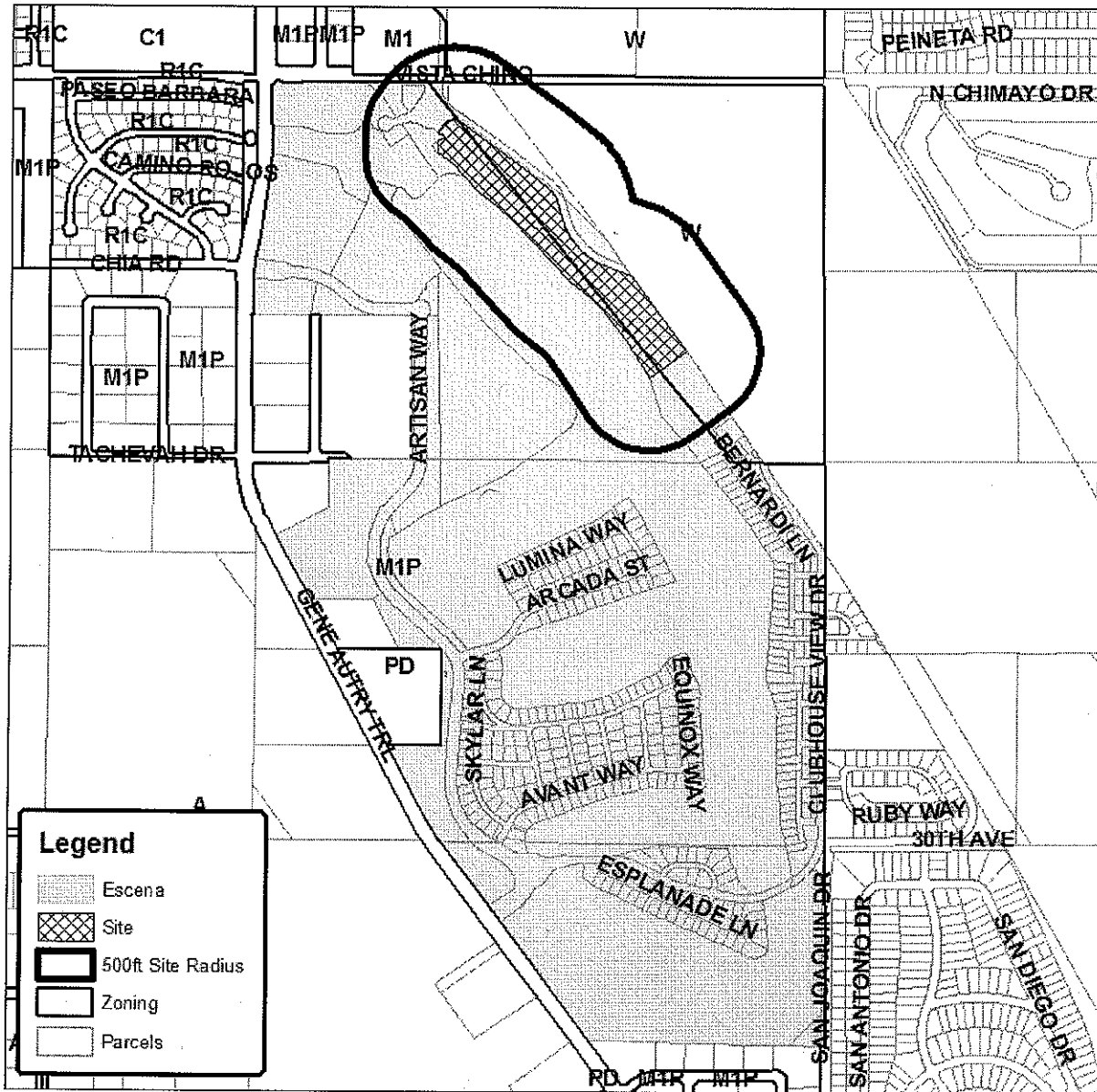
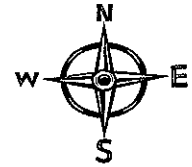
Attachments:

1. Vicinity Map
2. Draft Resolution
3. 3/10/2014 AAC Minutes (excerpt)
4. 4/7/2014 Draft AAC Minutes (excerpt)

5. Palm Springs Classic Design Guidelines (excerpts)
6. Letter from Applicant's Architect, dated 4/01/2014
7. Reduced Plans Packet



Department of Planning Services Vicinity Map



Legend

- Escena
- Site
- 500ft Site Radius
- Zoning
- Parcels

CITY OF PALM SPRINGS

CASE NO: 5.0666 PD-231 Final Development Plans

APPLICANT: Beazer Homes Holding Corp.

DESCRIPTION: Request for architectural review of Final Development Plans within PD231 for 72 lots in Panning Area 2, Escena, 1000 North Gene Autry Trail, Zone W / 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 2 ARE IN SUBSTANTIAL CONFORMANCE TO THE 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 subdividing a 372.5 gross acre site into 550 lots for residential development; two lots for a golf course development and maintenance facility; and lettered lots for private streets easements, retention, drainage, landscaping and amenities, a Verizon substation; and Desert Water Agency well sites; for PD-231 at the southeast corner of Gene Autry Trail and Vista Chino Road; and

WHEREAS, Beazer Homes has submitted a request for Final Development Plan approval to construct 72 single-family residences within Planning Area 2 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 April 23, 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 25, 2014 is in substantial conformance with the Preliminary Planned Development District 231 (Case 5.0666 PD-231).

Section 3: The following minor changes were approved by the Planning Commission:

- Consider removing every other beam to replicate post and beam construction;
- Rear elevation in Plan 3 to be single slope, not gable;
- 2:12 or 2½:12 slope for roof (not 3:12);
- Rear veneer element to match submitted design package.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission finds that the final development plans for the proposed development of 72 single-family residences on individual lots within Planning Area 2 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 23rd day of April, 2014.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

M. Margo Wheeler, AICP
Director of Planning Services

COMMITTEE MEMBER HIRSCHBEIN asked if there's any chance they would try solar roofing.

COMMITTEE MEMBER FREDRICKS spoke about concerns with the shade being able to be accomplished. He prefers covered parking with solar; 15 gal. trees are too small.

COMMITTEE MEMBER PURNEL agrees with Fredricks that trees may not live in reflected heat and wind; and are too small. One gallon plants are too small also. Desert landscaping shown is good but is not the best. He suggested minimizing diversification of plants. No plantings shown on the south.

COMMITTEE MEMBER HIRSCHBEIN commented that the building is fine; better colors. He had a question regarding the beta fencing and prefers covered parking with solar panels.

COMMITTEE MEMBER SONG said she is in favor of tubal beta fencing and does not want black as too hot.

CHAIR SECOY-JENSEN said she is excited about the building and supports the beta fence and no black doors. She suggested cactus or bougainvillea along fencing. She hopes that canopies and solar panels are explored.

COMMITTEE MEMBER FREDRICKS said that shade trees do not work within parking lot and prefers perimeter trees in larger size - 24" box.

COMMITTEE MEMBER HIRSCHBEIN proposed an amendment and requested to consider sustainability methods including photovoltaic.

COMMITTEE MEMBER SONG said no black door; rather it matches walls.

Amendments accepted.

M/S/C (Fauber/Fredricks, 7-0) To approve, subject to conditions:

- Beta fence not chain link, no black color but rather complement perimeter
- All trees 24" box
- Consider sustainability methods including photovoltaic
- Color of each exterior door to match the color of its adjacent wall

A recess was taken at 4:50 pm. The meeting resumed at 4:56 pm.

6. **BEAZER HOMES FOR ARCHITECTURAL REVIEW OF FINAL DEVELOPMENT PLANS FOR 72 SINGLE FAMILY HOMES WITHIN**

**PLANNING AREAS 2A & 2B OF PD-231 (ESCENA) LOCATED AT 1000
NORTH GENE AUTRY TRAIL, ZONE W/ M-1-P / PD-231 (CASE 5.0666 PD-
231 FINAL PD). (DN)**

JARY COCKROFT, APPLICANT, provided details on the proposed project.

GLENN MLAKER, ASSISTANT PLANNER, advised the Board about an HOA letter on dais.

COMMITTEE MEMBER HIRSCHBEIN said let's not call it a mid-century and review the project its merits. He asked what the material is.

JARY COCKROFT, APPLICANT, responded stucco and the horizontal element is different.

VICE-CHAIR FAUBER asked what type of material is the horizontal element and how is it applied; need samples.

JARY COCKROFT, APPLICANT responded fiberglass siding; and can provide additional samples.

COMMITTEE MEMBER HIRSCHBEIN said he likes the articulation.

CHAIR SECOY-JENSEN asked if they have looked at how it looks within existing golf course.

VICE-CHAIR FAUBER had questions regarding the fencing.

JARY COCKROFT, APPLICANT said the material is wrought iron fencing and plans 1 and 2 are interior lots and 3 and 4 are on the golf course.

COMMITTEE MEMBER CASSADY said it feels busy and doesn't look like desert and needs pools.

VICE-CHAIR FAUBER agreed with pool need and needs to see them on the plan. Needs materials and needs to see wrought iron on plan.

COMMITTEE MEMBER PURNEL agreed with Board architect comments. He likes the landscape but common lots don't add value, they need to be planned and planted for use. One gallon needs to be a minimum of 5 gal. Accents to be 15 gal. Trees also need to be next size larger to 36".

CHAIR SECOY-JENSEN said this style is not called mid-century. More information is needed on garage doors, must show how buildings relate to existing on golf course, glass at both laundry room and in front is not good.

M/S/C (Secoy-Jensen/Fauber, 7-0) Table.

7. **SCHECHTMAN CONSTRUCTION FOR ARCHITECTURAL REVIEW OF A PROPOSED INDOOR ROCK CLIMBING GYMNASIUM APPROXIMATELY 6,190-SQUARE FEET IN SIZE ON A VACANT 20,038-SQUARE FOOT LOT LOCATED AT 19160 MCLANE STREET, ZONE M-2 (CASE 3.3711 MAJ). (DN)**

MARTEN ANDERSON, CIVIL ENGINEER & REPRESENTATIVE, provided details on the proposed project.

VICE-CHAIR FAUBER asked if down spouts are different colors from stucco. What is stucco finish? Details of front canopy are needed.

STEVE SCHECHTMAN, APPLICANT, responded that it is smooth troweled finish and painted. Canopy is painted steel.

CHAIR SECOY-JENSEN asked if he would be opposed to more red around the entrance.

APPLICANT responded no.

COMMITTEE MEMBER SONG asked the construction type. Will it have control joints?

APPLICANT responded yes.

COMMITTEE MEMBER HIRSCHBEIN said control joints should be visible.

COMMITTEE MEMBER PURNEL said it needs 24" box minimum for trees with low branching and not standard trunks.

COMMITTEE MEMBER PURNEL said one species is not good.

COMMITTEE MEMBER HIRSCHBEIN prefers a subcommittee.

M/S/C (Fauber/Secoy/Jensen, 7-0) To approve, subject to conditions:

- Depth of red portion of front 8" and 30" on both sides of door
- Planters to be a minimum 6'
- 24" box, low branching not standard trunk trees
- Elevation of Stucco Expansion Control Joints to go to subcommittee
- Need color sample of down spouts and dimensions of eyebrow and cables over entry doors to go to subcommittee

City of Palm Springs
ARCHITECTURAL ADVISORY COMMITTEE
Council Chamber, 3200 East Tahquitz Canyon Way, Palm Springs, California 92262

Minutes of April 7, 2014

CALL TO ORDER: Chair Secoy-Jensen called the meeting to order at 3:00 pm.

ROLL CALL:

Committee Members Present: Cassady, Fredricks, Hirschbein, Purnel, Song, Vice-Chair Fauber and Chair Secoy-Jensen

Committee Members Absent: None

Planning Commissioner Present: None

Also Present: Director Wheeler and Assistant Planner Mlaker

REPORT OF THE POSTING OF AGENDA: Agenda is available for public access at the City Hall bulletin board (west side of Council Chamber) and the Planning Department counter by 6:00 pm on April 2, 2014.

ACCEPTANCE OF THE AGENDA: Continue Item #8 to April 21, 2014.

PUBLIC COMMENTS: None.

CONSENT CALENDAR:

1. APPROVAL OF MINUTES: MARCH 24, 2014

M/S/C (Fauber/Secoy-Jensen, 6-0-1 Song) Approve the Architectural Advisory Committee Minutes of March 24, 2014, as amended (changes to page 2 and 5).

UNFINISHED BUSINESS:

2. BEAZER HOMES FOR ARCHITECTURAL REVIEW OF FINAL

**DEVELOPMENT PLANS FOR 72 SINGLE FAMILY HOMES WITHIN
PLANNING AREAS 2A & 2B OF PD-231 (ESCENA) LOCATED AT 1000
NORTH GENE AUTRY TRAIL, ZONE W/ M-1-P / PD-231 (CASE 5.0666 PD-
231 FINAL PD). (DN)**

KELLIE COLE, Beazer Homes, commented that some stonework wrapped in the rear will be removed.

COMMITTEE MEMBER CASSADY said he appreciates the changes and questioned if there will be a provision for the pools.

ASSISTANT PLANNER MLAKER responded that it is shown on the plan.

CHAIR SECOY-JENSEN thanked the applicant for listening.

COMMITTEE MEMBER FAUBER complimented the project team. He questioned the landscape size and spacing changes.

HANS ANDERLE, APPLICANT, responded that too much going on so some landscape larger and changed spacing.

VICE-CHAIR FAUBER commented that in two weeks it was redesigned and it's greatly appreciated. He questioned the HVAC.

HANS ANDERLE, APPLICANT, responded that the pad location inside or rear, will be screened with wall or landscaping and will not be on the roof.

CHAIR SECOY-JENSEN said that the post and beams at 8' are better.

HANS ANDERLE, APPLICANT, said he will move to replicate the post and beam.

CHAIR SECOY-JENSEN suggested removing everyone other one.

COMMITTEE MEMBER SONG asked about the roof slope.

HANS ANDERLE, APPLICANT, responded 3-12.

COMMITTEE MEMBER SONG said that 2-12 are more in keeping with the style.

COMMITTEE MEMBER SONG questioned plan 3 and asked why the veneer was removed.

HANS ANDERLE, APPLICANT, said that the veneer was removed and replaced with stucco with difference accent color.

COMMITTEE MEMBER HIRSCHBEIN said he disagrees that the rear veneers are too complicated in Plan 3.

COMMITTEE MEMBER FREDRICKS would like plant sizes to be upgraded to: 5 - 15 gallon, 15 gal. - 24", 24" - 36".

M/S/C (Vice-Chair Fauber/Cassady, 7-0) To recommend approval to the Planning Commission with conditions:

- Consider removing every other beam
- Rear elevation in Plan 3 to be replicate post & beam construction, single slope, not gable
- 2-12 or 2 1/2-12 not 3-12 slope for roof
- Rear veneer element to match submitted design package

Amended by Committee Member Purnel to 1 gal to 5, 24"

Approved by Motion Maker and Second.

NEW BUSINESS:

3. **EL PASEO HOLDINGS FOR AN AMENDMENT TO AN EXISTING SIGN PROGRAM AT THE EL PASEO BUILDING, A CLASS 1 HISTORIC SITE TO INCLUDE ONE DOUBLE SIDED BLADE SIGN EQUALING 9.33 SQUARE FEET AND ONE 1.8-SQUARE FOOT WALL PEDESTRIAN SIGN LOCATED AT 800 NORTH PALM CANYON DRIVE (CASE SP 09-001 AMND). (GM)**

JOHN CROSS, Best Signs (representing the applicant), presented the proposed sign program.

COMMITTEE MEMBER HIRSCHBEIN questioned the wall placement shown on page 5 of the report.

JOHN CROSS said that copy can be justified to the right or reduced in scale.

COMMITTEE MEMBER PURNEL suggested it centered on top and bottom.

CHAIR SECOY JENSEN questioned the blade sign nothing that it will be third one and is becoming cluttered.

VICE-CHAIR FAUBER commented that blade sign is too large and is beginning to block grill work.

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. Forms 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 facade treatments to stimulate visual interest.

PALM SPRINGS MODERN

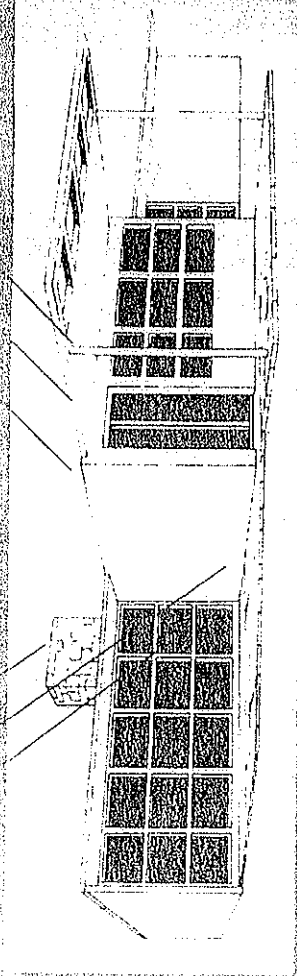
History

During the period of the 1950s and '60s, designers largely ignored traditional form and detail in favor of a more modern, International style, however added a new emphasis on connection to the landscape. The most commonly found in architect-designed homes are either in hillside or in expansive landscapes.

PALM SPRINGS MODERN

Features

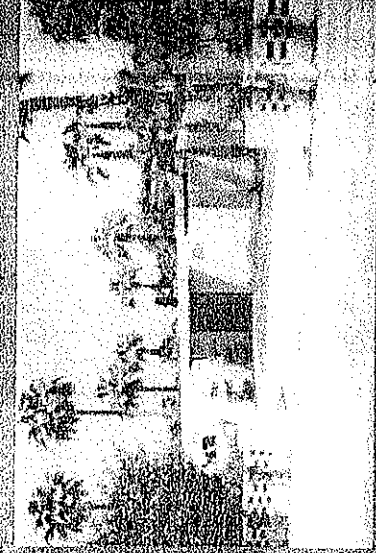
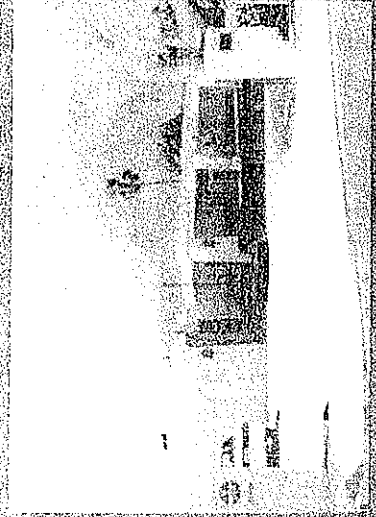
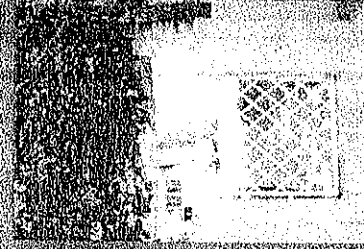
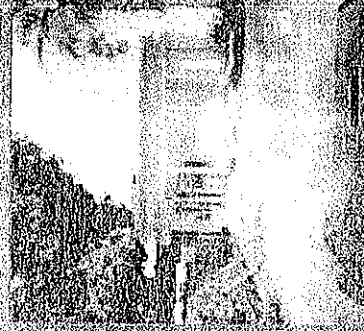
- Flat roof
- Wide overhangs
- Exposed structural members



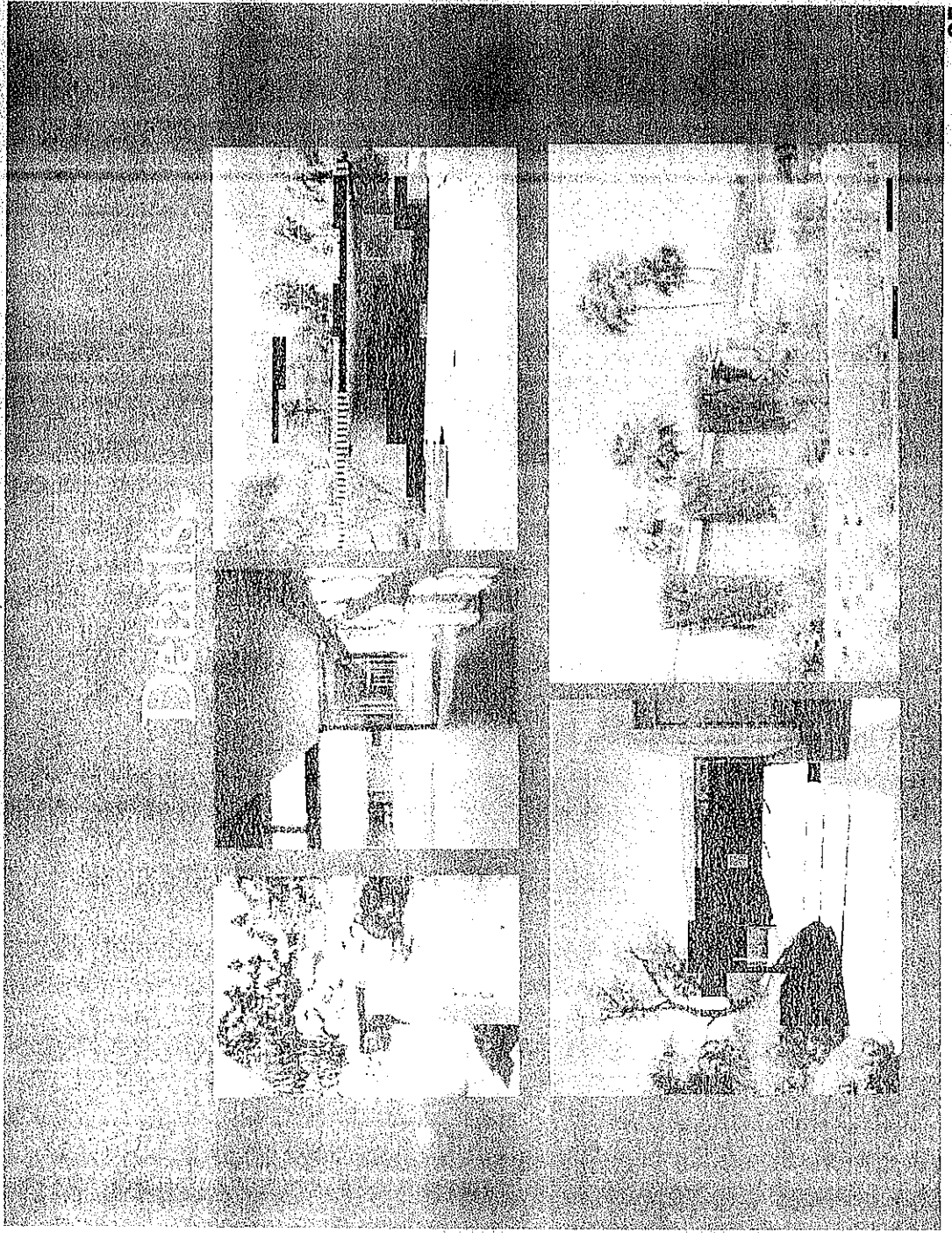
- Most commonly single story
- Elevation consists of a number of overlapping horizontal planes

PALM SPRINGS MODERN

Examples



PALM SPRINGS MODERN



MEDITERRANEAN

History

The influence of Italian, Spanish, and French homes on Mediterranean's from Renaissance period combined with the simple form and materials of country homes found here are American in the 1900's early 1900's. Mediterraneanism in 1920's and 30's. Mediterranean style 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 intermingling 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 PSD 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.

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ARCHITECTURE • PLANNING • INTERIORS

RECEIVED

APR 01 2014

PLANNING SERVICES
DEPARTMENT

April 1, 2014

BEAZER HOMES, PLANNING AREAS 2A & 2B OF PD-231
(CASE 5.0666 PD-231 FINAL PD)

Dear Architectural Advisory Committee

We are pleased to have an opportunity to present the revised exterior elevation designs for Beazer's single family detached project in the community of Escena.

The revised designs draw on inspiration from mid-century residential architecture as expressed in the simplified massing using low pitched roof slopes, sand finish stucco with well-placed accent materials, and expansive glass where appropriate.

In response to the committee's comments, we have omitted the horizontal wood simulated siding as it was not consistent with the original vision of the Escena guidelines. We have, as mentioned above, primarily used a sand finish stucco in colors that are pleasing in a desert environment, and have employed the use of precision block veneer in a stacked bond pattern, as well as a stone veneer also in a stacked pattern.

The architecture, as described in the guidelines is straightforward yet sophisticated, as characterized by the low sloped roof either expressing a full gable end or a shed roof over block like or planar massing that is punctuated by corner windows or enhanced by block or stone veneer.

Consistent with the guidelines, the windows are unadorned, having no trim. The windows at the rear of the homes utilize long sliding glass doors and in some cases transom windows inviting the vistas into the home. This, in addition to the accent materials and appropriate colors, provide an appealing view to the golf course, as exhibited in the conceptual rear street scene. The roof forms are further articulated with 24" overhangs at the rake and eave conditions and 6 x 12 beams at the rake echoing the inspired framing technique.

The floor plans have been revised to reflect the appropriate room functions and the window size and pattern are redesigned accordingly. The garage doors are very simple horizontal metal panels, again, in keeping with the spirit of the guidelines, to show a simplified aesthetic.

As per the Landscape Architects exhibits, the walls in between the homes and the return walls are precision block walls consistent with the aesthetic. The fencing at the rear of the homes are tubular steel framing. Lastly, pool locations have been added to the landscape exhibits.

Respectfully submitted,

Hans H. Anderle
Vice President