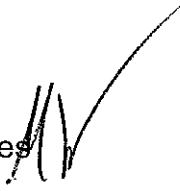




CITY OF PALM SPRINGS
DEPARTMENT OF PLANNING SERVICES
MEMORANDUM

Date: July 23, 2014

To: Planning Commission

From: Department of Planning Services 

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).

At its meeting of April 23, 2014, the Planning Commission tabled the subject item and directed the applicant to submit a redesign of the floor plans and elevations. The Commission sought better orientation, size and quality of architectural style (see attached meeting minutes). The applicant has modified the plans accordingly and provided a narrative on changes made. In sum, the changes include the following:

1. Plan 1: Living area has been re-oriented to the rear. Side-to-side roof now extends to a gable roof over the living and covered patio areas near the rear of the house. A single slope roof extends over the rear master bedroom with high glass on two sides. A flat roof / overhang has been incorporated into the entry porch and front bedroom window. Optional casita available.
2. Plan 2: Living area has been re-oriented to the rear. The stone "tower" element has been removed. A single sloping roof extends from the front to the rear of the house; two gable roofs extend from shed roof. Optional casita available.
3. Plan 3: Kitchen has been relocated to center of house with living and dining areas to the rear. The entry, kitchen and office / den / bedroom 3 open to a center courtyard. A butterfly roof has been added to the front elevation. High windows are now part of the master bedroom at the rear.
4. Plan 4: High sloping roof now part of design with series of smaller gables. High glass used at rear and certain sides of house. High windows are used at entry and side for additional light. The design is more traditional in nature with modern design elements.

The applicant highlights additional details on the resubmittal in the narrative attached to this memorandum.

The April 23, 2014 staff report is attached for reference. Below are the development standards and project details as they apply to the resubmittal. It should be noted the garage setbacks were previously indicated as 5 or 18 feet, however the garage setback requirement is 5 or 20 feet. The project proposes a 20 foot setback for most garages; some are shown between 18 and 20 feet. Staff has included a condition of approval in the draft resolution requiring a 20 foot garage setback.

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 20 feet	20 feet in most cases; a few as low as 18 feet	Yes*
Front	5 feet	9+ feet	Yes
Interior Side	5 feet	5+ feet	Yes
Corner Street Side	5 feet	5+ feet	Yes
Rear	10 feet	10+ feet (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

*Staff has included a condition in the draft resolution requiring garages be setback to 20 feet.

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

- Plan 1 – 1,972 sq. ft. with 434 sq. ft. garage
- Plan 2 – 2,060 sq. ft. with 432 sq. ft. garage
- Plan 3 – 2,315 sq. ft. with 440 sq. ft. garage
- Plan 4 – 2,318 sq. ft. with 432 sq. ft. garage

Staff has evaluated the revised proposal 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."

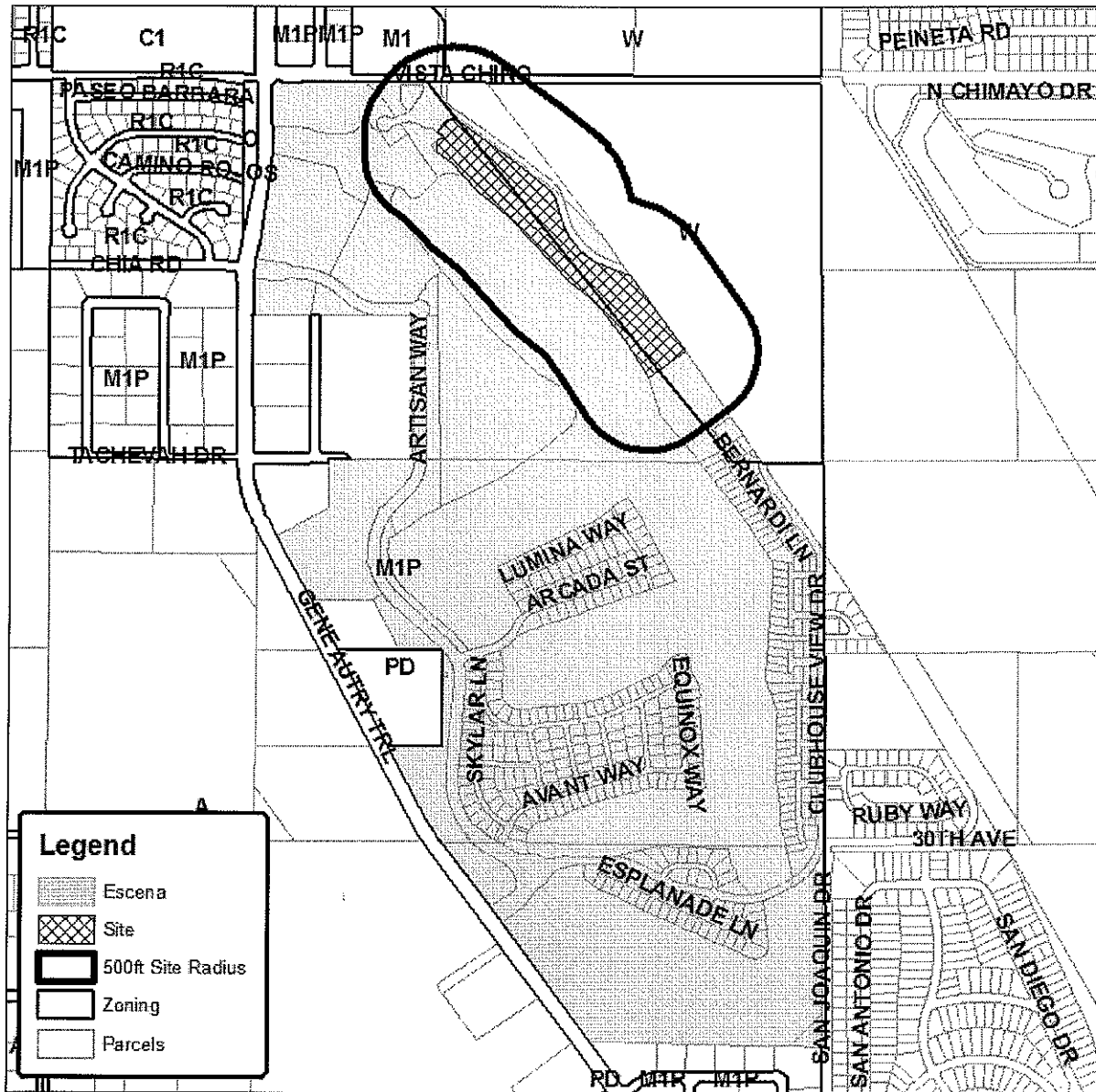
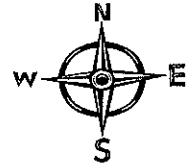
The final PDD plans are in substantial conformance with the approved preliminary PDD, including the design guidelines allowing single-family homes with modern design. Staff recommends approval of the final PDD, subject to conditions of approval shown in the attached draft resolution.

Attachments:

1. Vicinity Map
2. Draft Resolution
3. 4/23/2014 PC Staff Report
4. 4/23/2014 PC Minutes (excerpt)
5. 4/7/2014 AAC Minutes (excerpt)
6. 3/10/2014 AAC Minutes (excerpt)
7. Palm Springs Classic Design Guidelines (excerpts)
8. Letter from Beazer Homes, dated 7/03/2014
9. Letter from New Valley PS LLC, dated 7/8/2014
10. 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 considered the project; tabled the item; and directed the applicant to submit a redesign focusing on better quality architecture and floor plan orientation and size; and

WHEREAS, on July 23, 2014, the Planning Commission held a public meeting to review the revised Final Development Plans for Planning Area 2 of PD-231 (Escena); 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 July 3, 2014, are in substantial conformance with the Preliminary Development Plans for 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 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, subject to the following condition:

1. All garages shall be setback 20 feet from front property lines.

ADOPTED this 23rd day of July, 2014.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

M. Margo Wheeler, FAICP
Director of Planning Services



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.

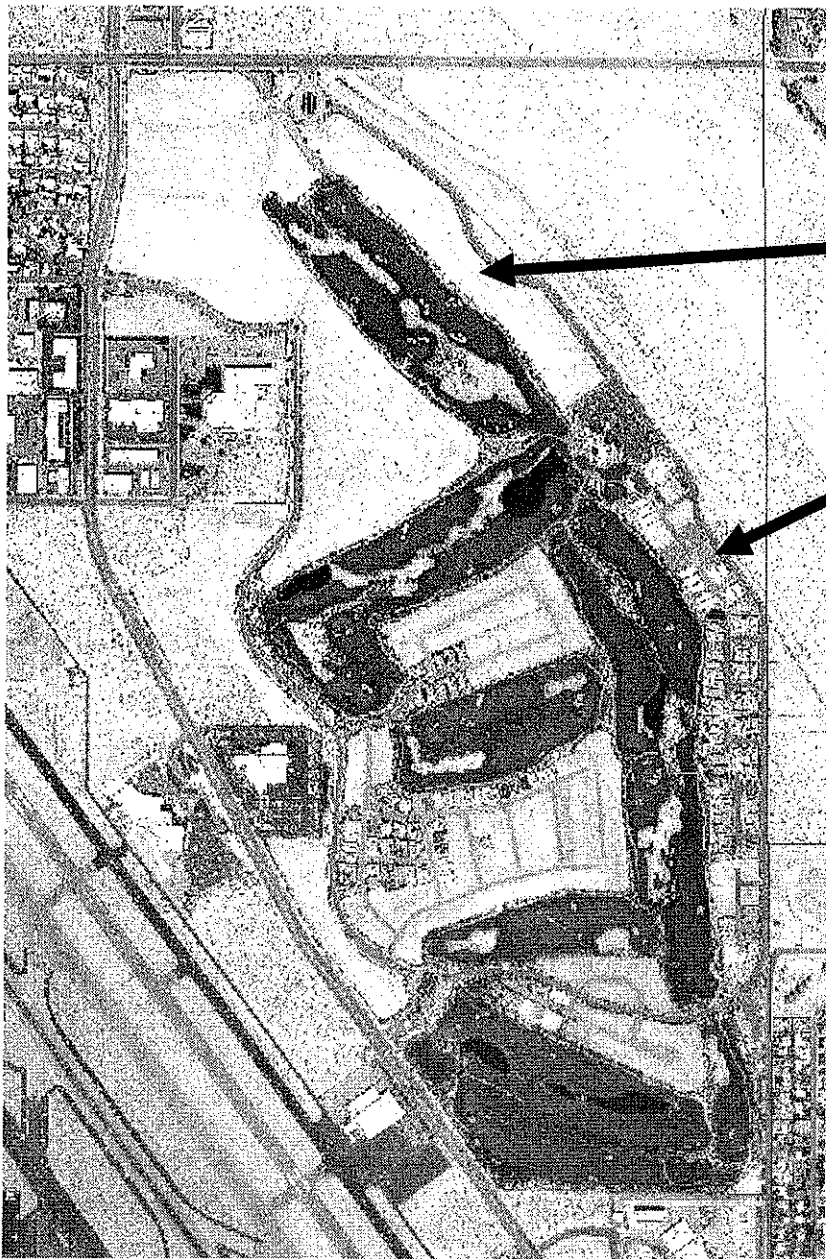
BACKGROUND:

<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.



Proposed Homes –
Planning Area 2

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
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:

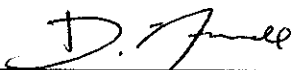
Although there are no specific findings for a final planned development review, Section 94.03.00(E)(4) of the Palm Springs Zoning Code requires that:

"...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 (excerpt)
6. Letter from Applicant's Architect, dated 4/01/2014
7. Reduced Plans Packet

Chair Donenfeld noted that since the AAC's responsibility is to review projects for aesthetics this process could be eliminated and reviewed by the Planning Commission instead.

Vice-Chair Hudson did not agree with the following sections of the draft ordinance:

- Section 3.37.170 "Purposes"; - "City encouraging murals . . ." and
- (b)(6) ". . . not placing murals over windows, doors or vents".

Commissioner Calerdine said he does not have a problem with the definition, however, expressed concern with the process. Planning Commission should replace AAC.

ACTION: To recommend approval to the City Council with amendments to process.

Motion: Chair Donenfeld, seconded by Commissioner Klatchko and unanimously carried 6-0-1 on a roll call vote.

AYES: Commissioner Calerdine, Commissioner Klatchko, Commissioner Lowe, Commissioner Roberts, Vice-Chair Hudson and Chair Donenfeld
ABSENT: Commissioner Weremiuk

2. NEW BUSINESS:

2A. 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). (DN)

Associate Planner Newell presented the proposed project as outlined in the staff report.

Vice-Chair Hudson commented on the similarity of 40 homes and would like to see more variations of the roof slopes especially on the street frontages.

Commissioner Roberts questioned the architectural guidelines for mid-century modern homes submitted in their packet. He struggled with this definition noting that sloped roof does not in itself identify a mid-century design and expressed concern with the design, placement and lack of emphasis on views.

Chair Donenfeld commented that although he is happy to see Escena is building out, he is concerned with the design of the homes. He spoke about the small windows and encouraged more openness to the outdoors.

Commissioner Calderine concerned expressed concern with the side elevations along the main frontage.

Commissioner Roberts noted that many of the existing homes in Escena take advantage of the magnificent views of the mountains and the majority of the rear elevations in these models do not. He would prefer to see this go back for more work.

JARY COCKROFT, Beazer Homes, stated that the initial plans brought to the AAC addressed some of the Commission's concerns. He noted that most of the homes have living space area in the back (including kitchen and dining area).

Commissioner Roberts suggested to the applicant to focus more on good design. Mid-century design is more of a lifestyle incorporating the outside into the inside of the home.

Vice-Chair Hudson noted reference was made to the Eichler and Alexander homes. He encouraged the design team to focus on orientation, views, roof slopes, interior spaces and natural lighting and ventilation.

ACTION: Table and allow the applicant to consider:

- *Orientation
- *Size
- *Architectural Style - quality of life

Motion: Commissioner Roberts, seconded by Vice Chair Hudson and unanimously carried 6-0-1 on a roll call vote.

AYES: Commissioner Calderine, Commissioner Klatchko, Commissioner Lowe, Commissioner Roberts, Vice-Chair Hudson and Chair Donenfeld
ABSENT: Commissioner Weremiuk

2B. PALM CANYON 102 L.P., REQUESTING A ONE-YEAR TIME EXTENSION FOR A PREVIOUSLY APPROVED MIXED-USE DEVELOPMENT INCLUDING 80 TWO-STORY ATTACHED TOWNHOMES, 22 LIVE-WORK UNITS AND 15,000-SQUARE FEET OF RETAIL LOCATED AT 850 SOUTH PALM CANYON DRIVE (CASE 5.1056 / PD 314) (GM)

ACTION: To continue to a date certain of May 14, 2014.

Motion: Commissioner Roberts, seconded by Commissioner Lowe and unanimously carried 6-0-1 on a roll call vote.

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 every 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 to replicate post & beam construction
- Rear elevation in Plan 3 to be 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.

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 9.32-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 noting 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.

COMMITTEE MEMBER HIRSCHBEIN said this building is a jewel and does not want to

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

1



DESIGN GUIDELINES

City Submittal
September 17, 2004

Mid-Century Contemporary

m o d e r n s e r i e s



About the style

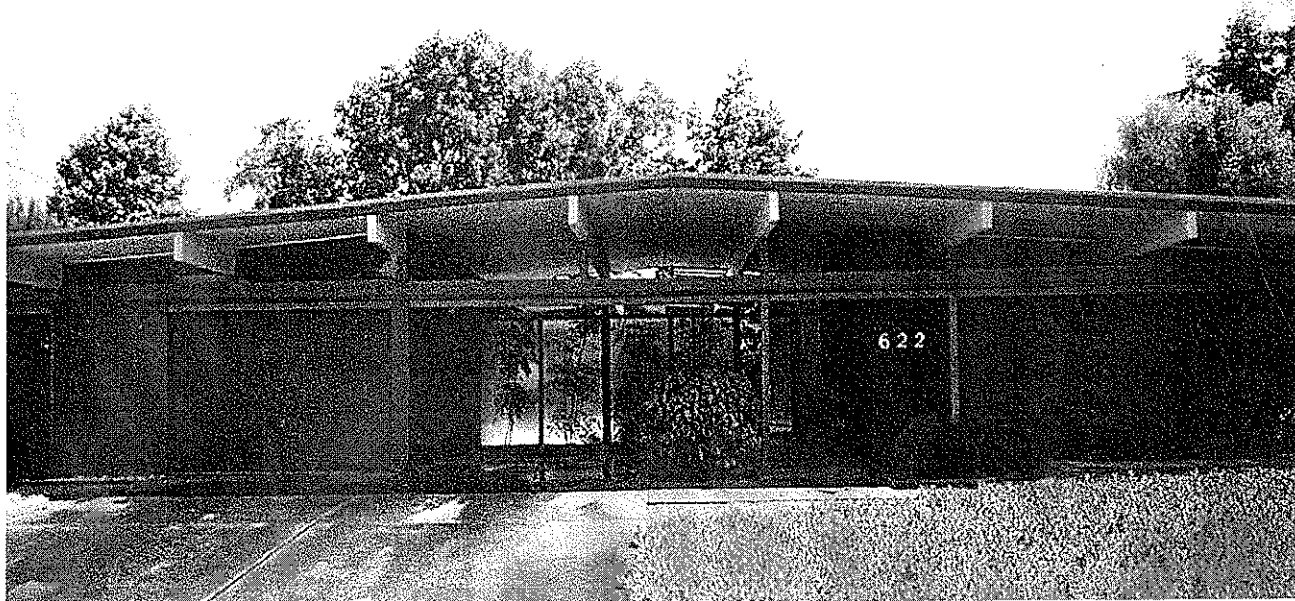
Eichler homes are often referred to as the "home builder's house." Found typically in well-planned large tract developments, designed and built for the individual and for families. Beginning in 1940 these California lifestyle homes of open floor plans and glass walls were built in over 33 cities throughout the state, and copied prolifically by other builders for the next 30 years. The wide spread popularity of the home has to do with how the home lives, the basic practicality of the home and the seamless transition from indoor living to outdoor living.

Design Elements. Wide roof overhangs creating an attractive sheltered space. Entry courtyards found behind an entry door. Open beam plan forms with varied height ceilings. Decorative concrete block garden walls surround outdoor spaces and sliding glass doors opening out to them.

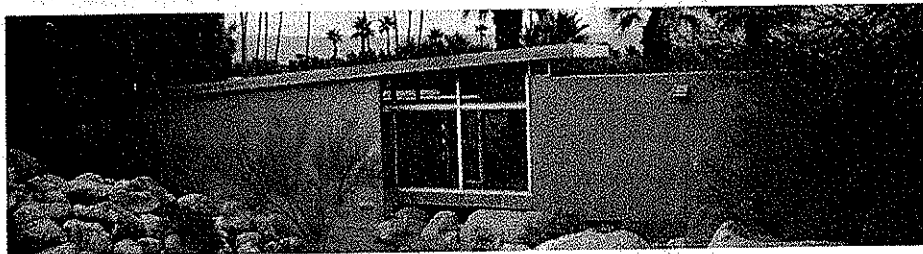
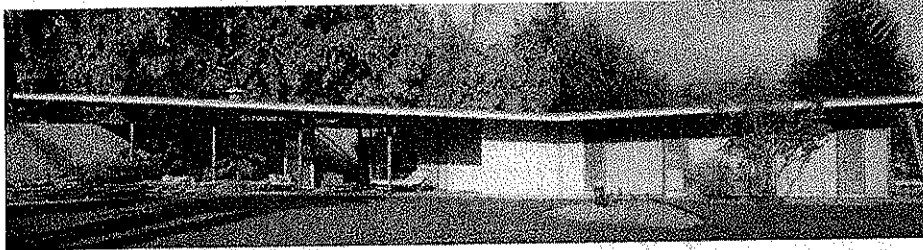
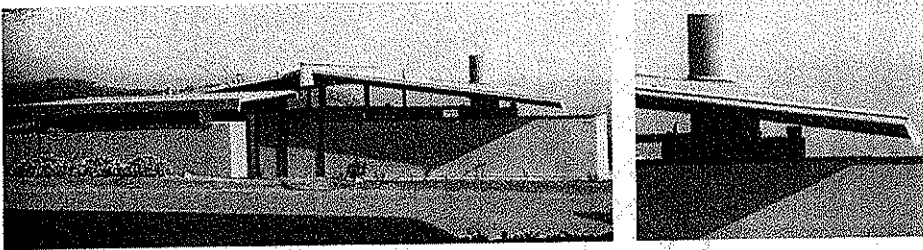
Architectural Distinctions. Extending the outdoor living areas from several rooms into protected private outdoor spaces. The beauty of nature outside is visually brought inside the home. Economical floor plan layouts demonstrate practical design solutions for living.

Decorative metal screens are common with this style.

Key Features. Fireplaces open on two sides. Sliding glass doors, atriums, post and beam trellises, indirect lighting. Wood paneled interiors in lieu of drywall in featured areas and open beam redwood ceilings. Carports valued as much as garages.



Mid-Century Contemporary style, predominately single-story.



Design Requirements

Roof Form

One main roof - a very low-pitched 3.5:12 to 4:12 gable roof having wide eave overhangs at highly visible areas. A subordinate shed can be added or occasionally a small parapet roof is allowed.

Roof Materials

Flat concrete tile roof on a sloping roof or hot mop pebbled rock roof is the standard.

Structural Elements

Narrow section rectangular steel columns or round slender steel posts are typically found at the entry or for shade structures as well as an occasional brick wrapped entry cover column.

Windows

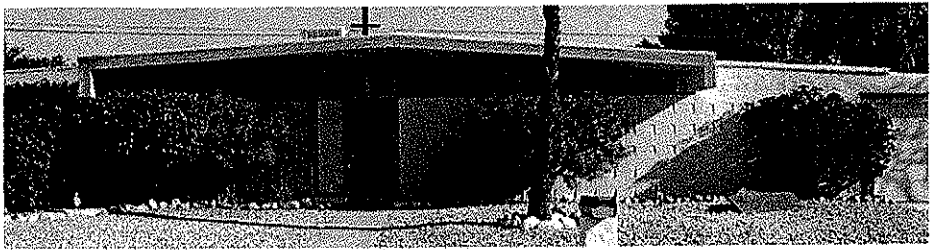
Large expanses of floor to ceiling sheet glass, glass sliders. Long horizontal sliding windows in secondary rooms. Avoid square or round shaped windows.

Exterior Materials

Primarily all stucco and board and batten siding with a wide slightly oversized brick used as accents.

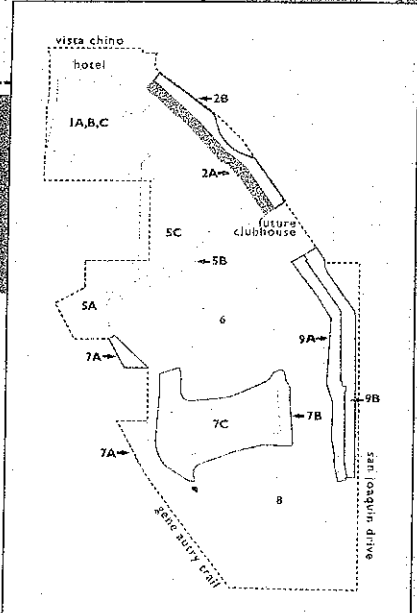
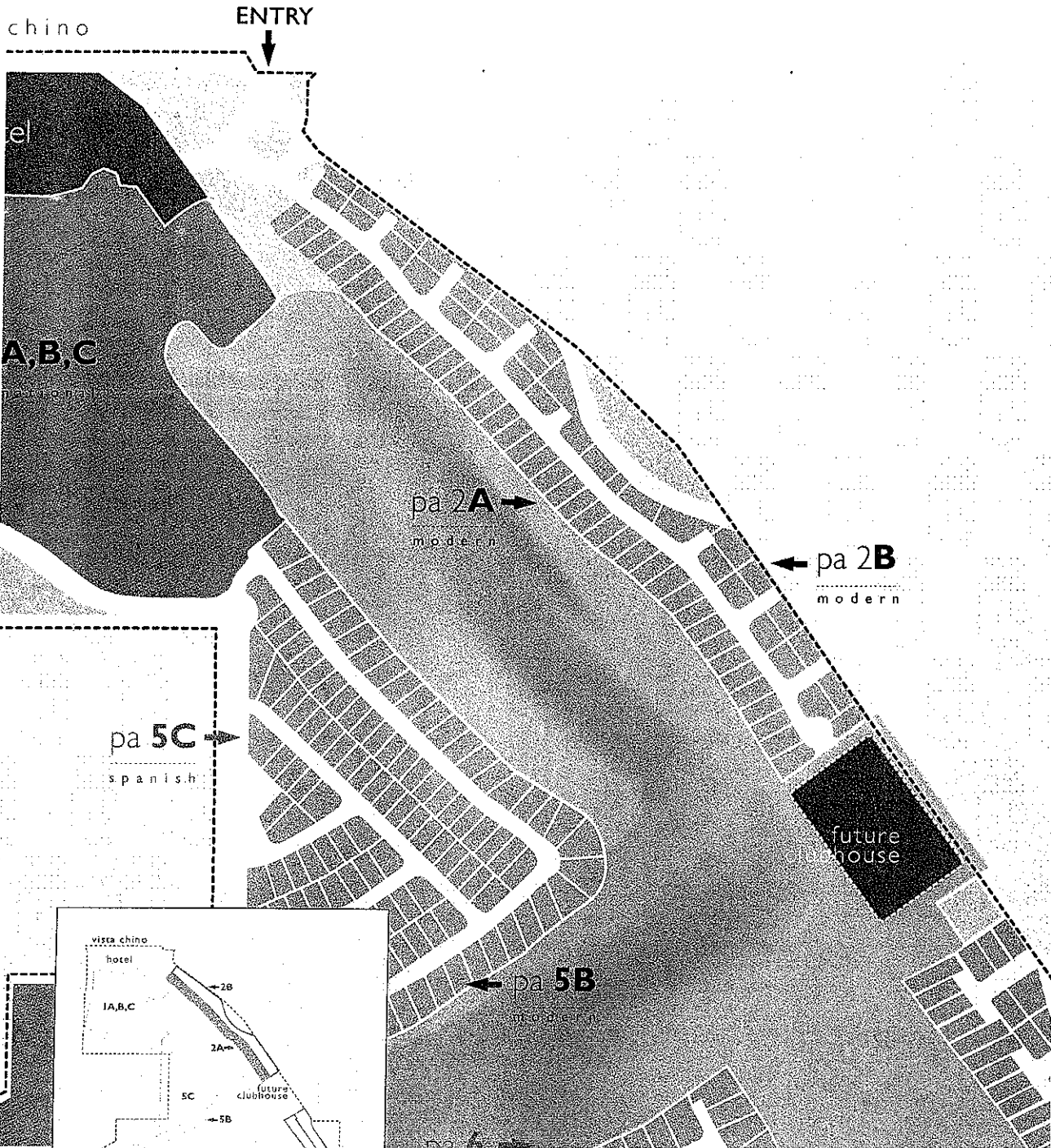
Trim Details

Wide single board fascias and no apparent door and window trim.



Massing Requirements

This style should be applied to a single family home building type only as a one story home or as a one-story dominant home in which not more than 25% to 35% of the total square footage of the home is located at a second floor level away from any outside perimeter walls of the first floor at the front of the home.



Planning Area 2A—Detached, On golf course

Conceptual Plan Information
 The lot sizes are 55'x100'. These lots are located on the golf course. The target square footage range is 1,750 to 2,150.

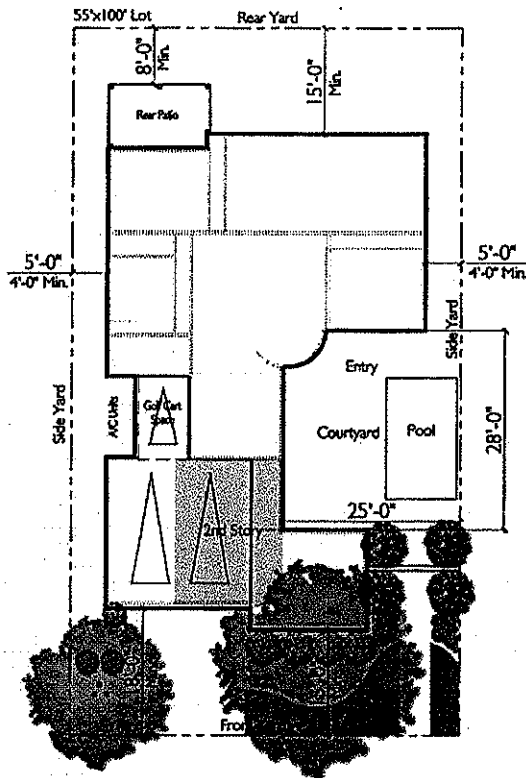


Figure 1

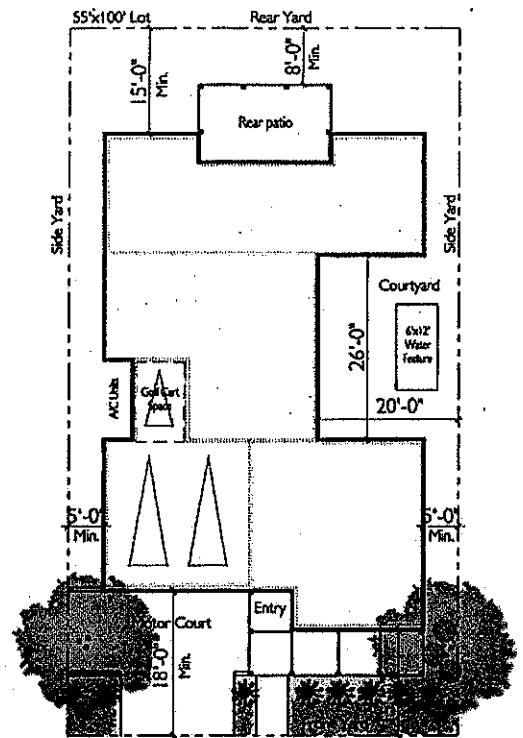


Figure 2

Figure 1

This diagram demonstrates an actual +/- 2,150 square feet. ~~Shown is the maximum 45% lot coverage~~

Figure 2

This diagram demonstrates an actual +/- 1,980 square feet with ~~45% lot coverage.~~

~~Setbacks~~

~~Front~~

~~15' minimum to a living space or garage side elevation and 18' minimum~~

~~to face of garage door and 5' to a garden wall / 10' to a privacy wall.~~

~~Sides~~

~~5' minimum each side.~~

~~Rear~~

~~15' minimum to living space and 8' to a covered outdoor space.~~

Styles

Modern Series.

Landscape

Refer to Landscape Architecture, Section 3.

Development Standards N/A.

See Palm Springs Classic PDD Entitlement Documents
- Section 3 Land Use Regulations

5.0666 PD 231
RECEIVED
JUL 10 2014
PLANNING COMMISSION
DEVELOPMENT



July 3, 2014

Planning Commission
City of Palm Springs
3200 W. Tahquitz Canyon Way
Palm Springs, CA 92262

RE: Response to Planning Commission Comments
Case 5.0666 PD – 231 Final PD

Planning Commissioners:

With the resubmittal of our project for Planning Areas 2A and 2B in Escena, Beazer Homes would like to take this opportunity to outline how your comments from the April 23, 2014 Planning Commission hearing have been addressed:

1. Homes too large for the lots - The lot sizes and configuration of the subdivision for Planning Areas 2A and 2B were previously designed and approved as a part of the Palm Springs Classic and later Escena Planned Development District. The current lot coverage varies from 27.67% to 45.83 % (only on the two smallest lots in the subdivision) with an average of 38.75%. A carefully study and necessary revisions were made to the plotting to maximize the useable rear yards within the project.
2. Plan 1 has been redesigned with the living area oriented to the rear yard. The exterior elevation has also been redesigned with a side-to-side roof extending from the front of the house to a gable roof over the living and covered patio areas near the rear of the house. A single slope roof extends over the rear master bedroom with high glass on two sides. A flat roof now covers the front bedroom window and entry porch. All of these architectural elements echo the characteristics mid century modern design. An optional casita is also being offered in this plan.
3. Plan 2 has also been redesigned with the living area relocated to the rear of the plan. The stone "tower" has been eliminated and the exterior elevation boasts a single sloping roof from the front to the rear of the house. Two gable roof elements enclose the side court yard on the opposite side of the house. The simple but strong lines of the building with protruding eaves at the gables exemplify mid century architecture. An optional casita is also available on this plan.
4. The kitchen has been relocated in the Plan 3 to the center of the house opening up the living and dining areas to the rear covered loggia. The entry, kitchen and office/den/bedroom 3 open up to a center courtyard. The exterior elevation has been

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enhanced with a butterfly roof at the front elevation echoing mid century Palm Springs design. High windows have also been added in the master bedroom at the rear of the house. In addition, other elements like the large covered patio with sliding glass doors opening on to it and the interior courtyard, extending interior areas into protected private outdoor spaces, are common features of mid century design.

5. The floor plan of Plan 4 has been modified to include four bedrooms and four baths. The exterior elevation has been revised with a high sloping roof extending over the entry. High glass brings light down into the entry. There is also high glass in dining area at the side courtyard. Gable roofs with extended eaves cover the building elements on the front and back sides of the courtyard. The elevation contains midcentury modern elements but takes on a little more traditional design to appeal to homebuyers with more traditional tastes but still want to preserve modern clean lines.
6. A bird's eye perspective has been created to help better understand how the roof and building forms work together. The perspective also illustrates the differences in the building elevations and how each home has its own unique elevation and articulation to provide a balanced street scene.
7. The orientation of the houses along golf course side of Passage Street created by the lot configuration help compensate for the length of the street. Look closely and imagine yourself slowly traveling down the street from the entry to the project. Due to the orientation of the houses on the lot, you are not just viewing the front of the houses but you also see a portion of the side elevations and the movement of the houses at the front creating this interesting scene of varied building setbacks and architectural details within each elevation type. This also allows the garage setbacks to be 20 feet, maximizing the useable rear yard area.
8. We propose concrete driveways with options for pavers if requested by the buyers. It has been our experience that not all buyers prefer pavers as oil stains and uneven surfaces are some complaints that consumers have. Having an option for either surface is preferred.
9. The front yard landscaping has been revised to eliminate turf and provide planting that meets both the Escena Design Guidelines and the guidelines within Lush and Efficient, a book published by Coachella Valley Water.
10. We have added four more color schemes, total of twelve schemes for the project. With the ability of each scheme to be used on any elevation style, a good variation of color will be achieved in the project. We have hired a colorist to prepare the elevation plotting.
11. Exterior doors that lead to the rear yards have been added to all master bedroom areas.

12. Casita options have been added to the Plans 1 and 2.
13. Additional glass has been added to all building elevations. All glass installed will be low-e that is energy efficient as required by the State of California.
14. Concrete tile roofs with raised barge boards are proposed for this project. This will eliminate the need for rake tile commonly used with concrete tile roofs. We would like the ability to do either concrete tile or composition shingles roofs without having to come back to Planning Commission for approval. Both roofing materials compliment the architecture. Beazer will not mix styles but will commit to one or the other at the time of building.

We hope this submittal meets your approval or at the very least, your approval with conditions. Members of the Beazer team as well as the architect and landscape architect will be available at the hearing to discuss the project and answer any questions you may have. Thank you for your time and effort in reviewing the project. We look forward to creating a beautiful new community for Escena and the City of Palm Springs.

Sincerely yours,



Keltie Cole
Vice President Land Acquisition and Project Management

5.0666 PD 231
RECEIVED

JUL 10 2014

PLANNING SERVICES
DEPARTMENT

New Valley PS LLC

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

Re: Beazer Homes new home designs at Escena

To AAC Board members of Palm Springs:

This letter is in regards to the Escena community in which Beazer Homes has purchased 72 lots at the Escena community. Beazer has communicated their desire to build 4 new home designs.

The Revised Floor Plans and Elevations prepared by Bassenian/Ligoni Architects dated 6/14/2014 have been reviewed and we have found no conformity issues that would be in contrast to what is currently built & being built at Escena. 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 and exterior elevation designs, as presented.

Thank You,

New Valley PS LLC

LJ Edgcomb

L. J. Edgcomb
Authorized Agent

Dated 7/8/2014