



Planning Commission Staff Report

DATE: December 9, 2015 New Business

SUBJECT: STANDARD PACIFIC HOMES REQUEST FOR APPROVAL OF FINAL DEVELOPMENT PLANS FOR A PREVIOUSLY APPROVED PRELIMINARY PLANNED DEVELOPMENT DISTRICT 231 TO CONSTRUCT NINETY (90) SINGLE-FAMILY RESIDENCES WITHIN PLANNING AREAS 6 AND 8 OF THE ESCENA PLANNED DEVELOPMENT DISTRICT LOCATED AT 1000 GENE AUTRY TRAIL, ZONE M-1-P/PDD 231 (ER).

FROM: Department of Planning Services

SUMMARY

The Planning Commission to review proposed Final Development plans of a previously approved Preliminary Planned District 231. The plans are for the construction of ninety (90) single-family residences located within Planning Areas 6 and 8 of the Escena Planned Development District. The proposed plans consist of five different schemes, ranging from 2,805 to 4,609 square feet in size.

RECOMMENDATION:

Find that the Final PDD plans are in substantial conformance with the Preliminary PDD standards; approve as submitted.

PRIOR ACTIONS:

Dates	Related Relevant City Actions by Planning, Fire, Building, etc...
1994	The City Council adopted a Mitigated Negative Declaration (MND) and approved the Palm Springs Classic, a mixed-use resort project.
June 2003	A revised project was approved (Case 5.0666, PD-231) adding approximately 90.7 acres for current and future golfing activities within the Whitewater River Wash.
07.16.03	The City Council adopted a Mitigated Negative Declaration for the proposed project, and approved Case No. 5.066-B, Planned Development District 231, and TTM 32233.
01.23.06	The AAC reviewed proposed final development plans for Planning Areas 6 and 8 and recommended approval to the Planning Commission.
02.08.06	The Planning Commission reviewed and approved final development plans for the construction of fifty-nine single-residential residences within Planning Areas 6, and forty-three single-family residences in Planning Area 8 as recommended by the AAC.
10.26.15	The AAC reviewed the proposed final development plans for Planning Areas 6 and 8 and recommended approval to the Planning Commission subject to conditions.

Most Recent Change of Ownership	
2005	Standard Pacific Homes

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	
Noticing:		
Final PDD does not require public hearing notice; neighborhood organization will be notified.		
Neighborhood Meeting		
None		

BACKGROUND:

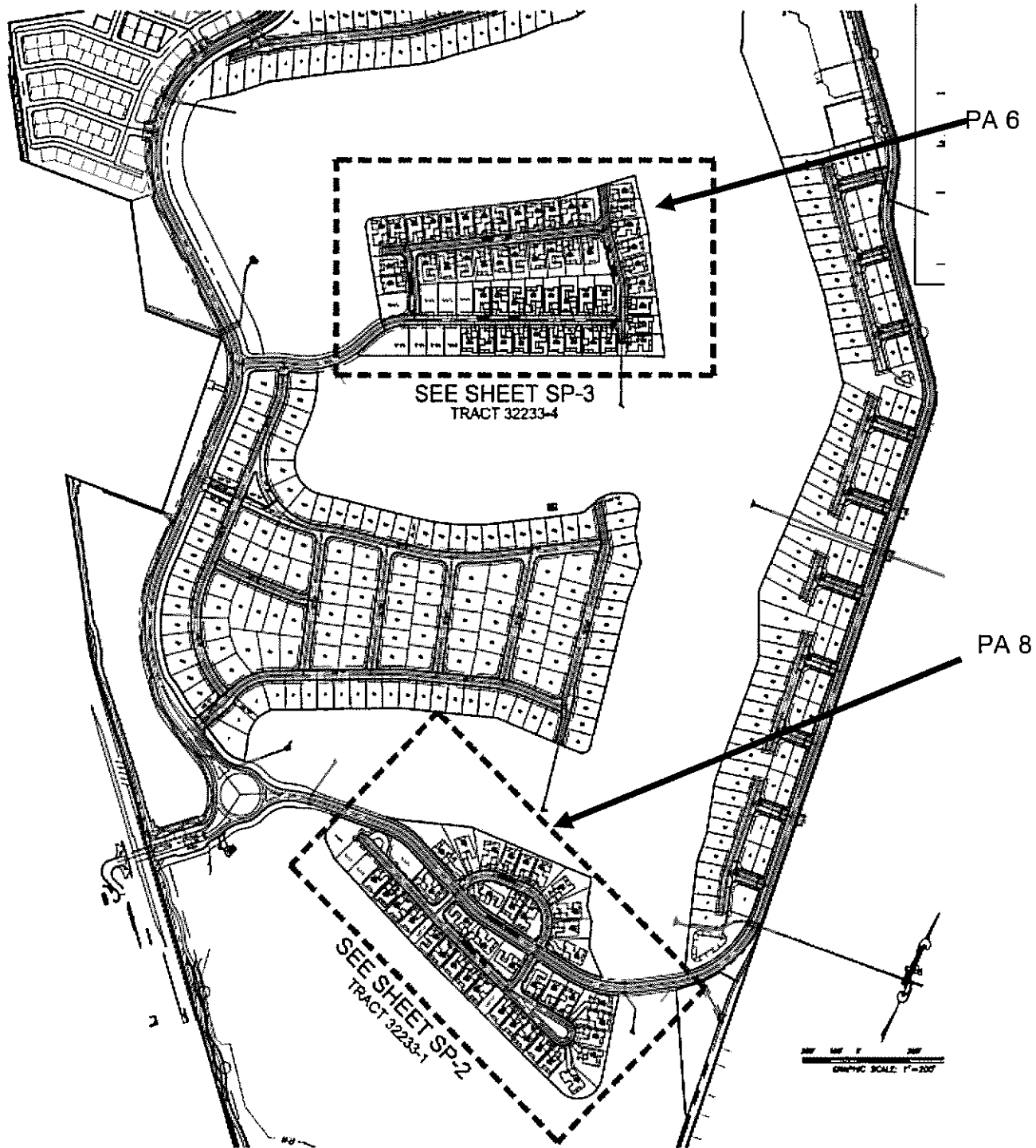
The Escena, formerly known as the Palm Springs Classic, is a mixed-use resort project previously approved by the Council in 1994 for the development of 1,450 residential units, a 450-room hotel and an 18-hole golf course. In June of 2003, a revised project was approved (Case No. 5.0666-PD 231) adding approximately 90.7 acres for current and future golfing activities within the Whitewater River Wash. Planned Development District 231 has different owners for different Planning Areas. As approved, the subdivision has its own design guidelines and development standards for all the different Planning Areas.

Planning Areas 6 & 8:

The Architectural style designated in the Design Guidelines approved by the Planning Commission on July 13, 2006 for both planning areas six and eight, is the Spanish Series. The Spanish series consists of three styles; Spanish Colonial, Spanish Monterey, and Spanish Hacienda. Approved design elements listed in the Design Guidelines booklet include the following:

- The Spanish Colonial style uses tile roofs, smooth stucco walls, heavily textured wooden doors, and highly articulated ornamental ironwork as embellishments.
- The Spanish Monterey style uses a split design on the façade with board and batten siding with stucco walls and brick veneer accents below. Typically, a long cantilevered balcony covers half to three quarters of the front elevation at the second floor.
- Distinctions of the Spanish Hacienda include shed roofs, parapet roofs, and simple gable roof forms. Stucco exterior walls with ledger stone accent material are used to emphasize vertical or horizontal wall planes.

Escena Development Site Plan



Analysis/Development Standards:

Development Standards			
	Preliminary PDD 231	Final PDD 231	Compliance
Building Height	Two stories 28 to 32 ft. max.	Maximum 29.8 ft.	Conforms
Yard Setbacks			
Lot Area	Minimum 2,500 sq. ft.	Minimum 7,149 sq. ft.	Conforms
Front	5 ft. from any property line	Minimum 5 ft.	Conforms
Side	10 ft. aggregate total 2 sides	Minimum 5 ft.	Conforms
Rear Yard	10 ft. Minimum	Minimum 10 ft.	Conforms
Abutting Street.	5 ft. Minimum	Minimum 5 ft.	Conforms
Walls:	2.5 ft. front yard 6 ft. side	6 Feet Max. high	Conforms
Building Envelope	Up to two Stories	One & two Stories	Conforms
Minimun Lot Size	2,750 sq. ft.	Minimum; 7,149 sq.	Conforms

Proposed Final Plans:

The proposed final development plans consists of ninety (90) single-family detached homes in two Planning Areas. The proposal calls for fifty-one (51) homes in Planning Area 6 (PA 6) and thirty-nine (39) homes in Planning Area 8 (PA 8). The ninety homes have five different floor plans and elevations; they are designated as Plan 1, Plan 2, Plan 3, Plan 4 and Plan 4X. Each of the plan types has three different elevation types; designated as A, B & C.

The plans distributions are as follows; Plan 1; 23, Plan 2; 13, Plan 3; 27, Plan 4; 14 and Plan 4X; 13 for a total of 90 homes. The buildings range from 2,805 to 4,609 square feet in size. Four of the five plans are proposed as single stories; the fifth plan is two stories. All the previously approved homes in the two Planning Areas were two-story buildings. Consistent with the approved Design Guidelines, the architectural styles of the new homes are the Spanish, Spanish Colonial and Hacienda. Brief descriptions of these styles are provided above. Overall, the site plan remains the same with few changes in the distribution of plan type.

AAC Review Comments on 10.26.15:

On October 26, 2015, the Architectural Advisory Committee (AAC) reviewed the project and recommended approval with the following conditions:

- Building design enhanced on side elevation design (treat as front elevation) fronting Esplanade and Club House Drive (Lots #1, #28, #29, #30 and #31).
- Consider eliminating 90⁰ driveway turn.
- Review proportion of arches at the building entries.
- Street trees will be reviewed with the landscape plan.
- Landscape plans to include the fence design and pool locations.
- Landscape plan to be reviewed and approved by AAC.

The AAC also suggested to the applicant to: (1) Consider 5' - 6' walls between the houses; and (2) Consider height of block walls in 8" block increments.

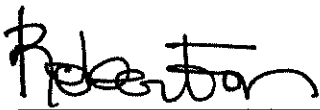
These comments and recommendations from the AAC have been incorporated into the final development plans.

Landscape Plan:

Fully developed final landscape design and plant selections for the front yards, irrigation and exterior lighting plans will be taken back to the AAC for review and recommendation to the Planning Commission. The AAC reviewed the proposed preliminary landscape plans and was supportive of the conceptual plans.

CONCLUSION:

Pursuant to Section 94.03.00(E)(3) of the Palm Springs Zoning Code, Final Development Plan—Approval by Planning Commission...“The applicant shall submit a final development plan for approval by the planning commission. The final plan shall be substantially in conformance with the approved preliminary plan and shall incorporate all modifications and conditions to the preliminary 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. Should the final plan propose modifications which are not in substantial conformance with the approved preliminary plan, such Plan shall be processed as a new application. The final development plan may be processed concurrently with the preliminary development plan. The proposed final development plans have been reviewed by staff and by the AAC; and it has been determined that the final plans are in substantial conformance with the previously approved development standards; furthermore, Staff believes that the proposed architecture is compatible with the approved Escena design guidelines therefore recommends that the Commission approve the Final PDD plans as submitted and as recommended by the AAC.



Edward Robertson
Principal City Planner



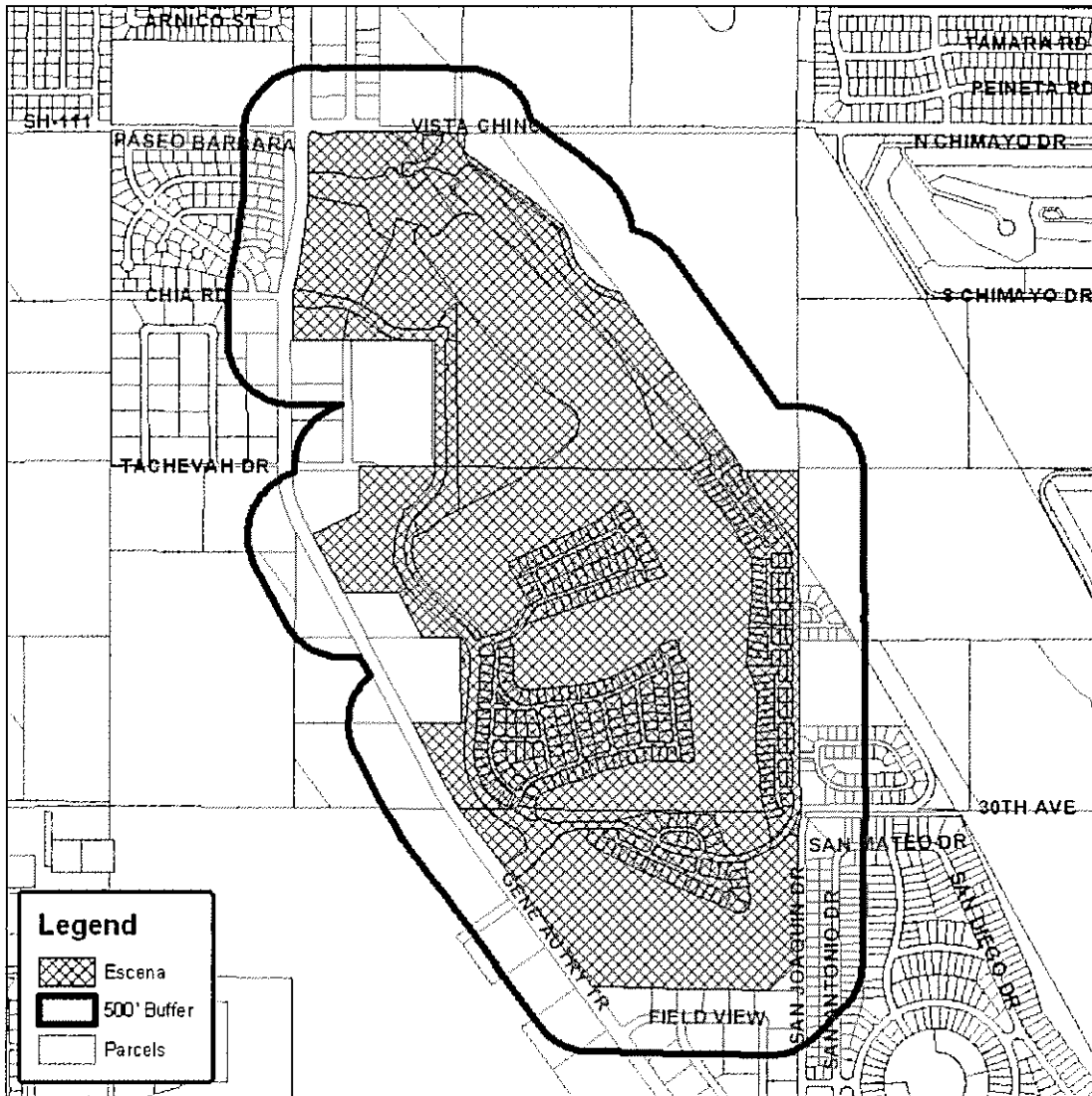
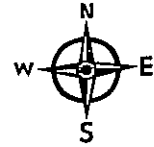
Flinn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Planning Commission Draft Resolution.
3. Minutes from the AAC meeting of October 26, 2015
4. Final PDD Plans



Department of Planning Services Vicinity Map



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE NO. 5.0666-PDD 231 FINAL PLANNED DEVELOPMENT PLANS FOR PLANNING AREAS 6 AND 8 WITHIN THE ESCENA DEVELOPMENT LOCATED AT THE SOUTHEAST CORNER OF GENE AUTRY TRAIL AND VISTA CHINO DRIVE.

WHEREAS, In June, 2003, the Planning Commission approved Case No. 5.0666-Planned Development District 231 and recommended approval of the PDD and Tentative Tract Map 32233 to the City Council; and

WHEREAS, on July 16, 2003, the City Council adopted a Mitigated Negative Declaration (MND), and approved Planned Development District 231 and Tentative Tract Map 32233, for the Escena Development; and

WHEREAS, on October 26, 2015, the Architectural Advisory Committee reviewed and recommended approval of the Final Development Plans to the Planning Commission; and

WHEREAS, on December 9, 2015, a public meeting on Case No. 5.0666 PDD 231 was held by the Planning Commission in accordance with applicable law; and

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

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

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, a Mitigated Negative Declaration (MND) was previously adopted by the City Council on June 16, 2003 for the Escena Development. Pursuant to Section 15162 of the California Environmental Act (CEQA), the preparation of additional environmental documentation is not necessary because the proposed Final PDD will not change the circumstances related to the project. Furthermore, the Final PDD plans will not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Therefore, the proposed project could not result in any new environmental impacts beyond those already assessed in the previously adopted mitigated negative declaration.

Section 2: The use and density of the subject property remains the same and are not affected by the proposed final PDD plans. The architecture will be similar to that which was originally approved at the preliminary PD and no changes to the design guidelines are proposed as part of this Final PDD Plans. Therefore, the architectural style and previously approved site plan will not be affected by the Final PDD Plans.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Final PDD Plans for Case No. 5.0666 PDD 231, subject to all Conditions of Approval.

ADOPTED this 9th day of May 2015.

CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
Director of Planning Services

2. STANDARD PACIFIC HOMES, REQUESTS FOR APPROVAL OF FINAL DEVELOPMENT PLANS FOR A PREVIOUSLY APPROVED PRELIMINARY PLANNED DEVELOPMENT DISTRICT 231 TO CONSTRUCT NINETY (90) SINGLE-FAMILY RESIDENCES WITHIN PLANNING AREAS 6 AND 8 OF THE ESCENA PLANNED DEVELOPMENT DISTRICT LOCATED AT 1000 GENE AUTRY TRAIL, ZONE M-1-P/PDD 231. (ER)

Associate Planner Newell provided an overview of the proposed final development plans, as outlined in the staff report.

BRIAN JACOBSON, project manager, Cal Atlantic Homes, presented the project. He clarified that the stucco would be sand or light sand finish consistent with the finishes of the existing homes.

Member Fauber verified architectural distinction of each plan type and stucco finish.

Member Secoy-Jensen questioned the edge treatment along the golf course - (6' high view fence or no fencing). She would like to see fence/wall details as part of the landscape plan.

Member Hirschbein asked if pools would be available on all the lots; and verified the architectural details.

Member Song suggested flipping the house on lot 31 of TM 32233-1 and taking a look at the arches and their proportion and ensure 90° angle driveways are adequate.

Member Fauber said he would like to see pool locations in the landscape plan.

Member Secoy-Jensen said she likes the variety of the one-story and two-story houses; noting that it adds diversity to the neighborhood.

Member Hirschbein said that the side of homes facing the street should be enhanced and treated like the front elevations.

Chair Fredricks requested the street trees be included as a part of the landscape plan.

M/S/C (Song/Secoy-Jensen, 5-0-2 absent Cassady/Purnel) Approve, subject to:

1. Building design enhanced on side elevation design (treat as front elevation) fronting Esplanade and Club House Drive (Lots #1, #28, #29, #30 and #31).
2. Eliminate 90° driveway turn.
3. Proportion of arches at the building entries.
4. Street trees will be reviewed with the landscape plan.
5. Landscape plan to include the fence design and pool locations.

Suggestions to the applicant: (1) Consider 5' - 6' walls between the houses; and. (2) Consider height of block walls in 8" block increments.