



**ARCHITECTURAL AND LANDSCAPING
REVIEW BOARD
MINUTES
WEDNESDAY, AUGUST 13, 2014**

CALL TO ORDER

A special meeting of the La Quinta Architectural and Landscaping Review Board was called to order at 9:02 a.m. by Planning Manager David Sawyer.

PRESENT: Board Members Richard Gray, Kevin McCune, and Ray Rooker

ABSENT: None

STAFF PRESENT: Planning Manager David Sawyer, Associate Planner Jay Wu, and Executive Assistant Monika Radeva

Planning Manager Sawyer led the Board in the Pledge of Allegiance.

PUBLIC COMMENT – None

CONFIRMATION OF AGENDA – Confirmed

APPROVAL OF MINUTES

Motion – A motion was made and seconded by Board Members Gray/McCune to approve the Architectural and Landscaping Review Board Minutes of June 4, 2014, as submitted. AYES: Board Members Gray and McCune. NOES: None. ABSENT: None. ABSTAIN: Board Member Rooker.

BUSINESS SESSION

1. Site Development Permit 2014-938 submitted by Jack Tarr Development for the consideration of Phase 4 of the Washington Park Commercial Center. The proposal includes the construction of a 42,427 square-foot 12-screen movie theater, parking lot, and establishment of three future restaurant pads on 10.93 acre undeveloped site. Location: on the south side of Highway 111, between Washington Street/Simon Drive and Adams Street (46-795 Washington Street).

Associate Planner Jay Wu presented the information contained in the staff report, a copy of which is on file in the Community Development Department.

Discussion followed regarding the proposed landscaping palette and lighting.

Mr. Bill Sanchez, Project Manager with Jack Tarr Development and Director of Operations with CSG Retail Management, Indio, CA – introduced himself, gave a detailed presentation of the project, and answered the Board’s questions with regards to the proposed lighting, landscaping palette, perimeter wall, parking requirements, pedestrian connectivity with the future restaurant pads within Phase 4, and signage.

General discussion followed and the Board suggested the following comments to the applicant for consideration:

- Reconsider the use of the colors from the proposed color palette as it was somewhat random and did not accentuate the architectural features of the building.
- Consider extending the proposed metal canopy at the front entry way approximately 20 feet on either side of the building and utilize a more vibrant color for it.
- Consider the use of a planter along the base of the front of the building to soften its image, deflect the heat, and provide additional seating area.

Mr. Sanchez asked staff if Condition of Approval No. 4 requiring 36-inch box trees was the City’s standard. Staff replied it was not required by the La Quinta Municipal Code, but it had been the standard size box trees required for projects of similar size. The Board concurred with staff’s recommendation.

Discussion followed regarding the proposed lighting. The Board suggested the use of softer perimeter lighting and brighter interior, as well as parking lot lighting timing control to avoid over-illumination.

Motion – A motion was made and seconded by Board Members Gray/Rooker recommending approval of Site Development Permit 2014-938, as submitted with staff’s recommendations and the following comments for consideration:

- The lighting be more defined for safety and to avoid over illumination.
- The proposed colors are to be used in a manner that accentuates the architectural elements of the building.

Motion passed unanimously.

CORRESPONDENCE AND WRITTEN MATERIAL – None

REPORTS AND INFORMATIONAL ITEMS – None

BOARD MEMBER ITEMS – None

ADJOURNMENT

There being no further business, it was moved and seconded by Board Members Gray/McCune to adjourn this meeting at 9:57 a.m. Motion passed unanimously.

Respectfully submitted,



MONIKA RADEVA, Executive Assistant
City of La Quinta, California



**ARCHITECTURAL AND LANDSCAPING
REVIEW BOARD
MINUTES
WEDNESDAY, NOVEMBER 19, 2014**

CALL TO ORDER

A special meeting of the La Quinta Architectural and Landscaping Review Board was called to order at 10:03 a.m. by Planning Manager David Sawyer.

PRESENT: Board Members Richard Gray, Kevin McCune, and Ray Rooker

ABSENT: None

STAFF PRESENT: Planning Manager David Sawyer, Consultant Principal Planner Nicole Criste, Associate Planner Jay Wu, and Executive Assistant Monika Radeva

Planning Manager Sawyer led the Board into the Pledge of Allegiance.

PUBLIC COMMENT – None

CONFIRMATION OF AGENDA – Confirmed

APPROVAL OF MINUTES

Motion – A motion was made and seconded by Board Members Gray/McCune to approve the Architectural and Landscaping Review Board Minutes of August 13, 2014, as submitted. Motion passed unanimously.

BUSINESS SESSION

1. Site Development Permit 2014-942 submitted by Beazer Homes Holdings Corp. proposing the development of a single family subdivision consisting of 82 units, as well as common area facilities on 20.8 acres. Project: Watermark Villas. Location: northwest corner of Avenue 52 and Jefferson Street.

Consultant Principal Planner Nicole Criste presented the information contained in the staff report, a copy of which is on file in the Community Development Department.

Ms. Kettie Cole, Vice President with Beazer Homes, Brea, CA – introduced herself, gave a detailed presentation of the proposed project, and answered the Board’s questions.

Mr. David Neault, Landscape Architect with Neault Associates Inc., Temecula, CA – introduced himself and answered the Board’s questions with regards to the proposed landscaping, tree palette and specifications.

Mr. Vance Graham, AIA, Principal with Bassenian Lagoni, Newport Beach, CA – introduced himself and answered the Board’s questions with regards to the project’s architectural design, the pool and surrounding recreational facilities, the paseo path, stucco, roofing options, and driveway accessibility in relation to the parking spaces in the courtyard alley street.

The Board recommended that staff discuss the potential for right-in-right-out access from Jefferson Street.

Motion – A motion was made and seconded by Board Members Gray/McCune recommending approval of Site Development Permit 2014-942, as submitted with staff’s recommendations and the addition of the following conditions of approval:

- A walking path with dog watering and clean up stations shall be added on the outer (east, west, and south sides) edge of the retention basin.
- Benches, trellis, dog watering stations, and layered or meandering landscaping shall be added along the paseo path.
- Benches and picnic tables shall be added in the turf area located on the east side of the pool.
- Additional and more dynamic color options shall be added to the architectural color palette.
- The Olive and Rhus lancia trees shall be 36’ boxes, all other trees shall be 24’ boxes.
- All plantings shall be per specifications in the landscaping plan submitted October 15, 2014.
- Only the Rhus lancia tree shall be standard trunk, all other trees shall be multi-trunk.

Motion passed unanimously.

2. Site Development Permit 2013-936 submitted by Bedros Darkjian proposing the construction of a 6,720 square-foot tire retail and installation store on a 0.89-acre vacant pad within the Jefferson Square commercial center. Project: American Tire Depot. Location: north of Highway 111, between Jefferson Street and Dune Palms Road (79-840 Highway 111).

Associate Planner Jay Wu presented the information contained in the staff report, a copy of which is on file in the Community Development Department.

Mr. Bedros Darkjian, AIA, Project Manager with Darkjian Associates, Pasadena, CA – introduced himself, gave a brief overview of the projects, and answered the Board’s questions.

Motion – A motion was made and seconded by Board Members Rooker/Gray recommending approval of Site Development Permit 2013-936 as submitted with staff’s recommendations and the addition of the following condition of approval:

- At the front entrance, replace the California Pepper tree with a palm tree.
- Reduce the density of trees, while maintaining shading requirements.
- Incorporate a darker paint palette.
- Utilize a climbing vine (bougainvillea) along the south-facing elevation.

Motion passed unanimously.

3. Site Development Permit 2014-1005, Minor Adjustment 2014-0008, and Minor Adjustment 2014-0009 submitted by Prest Vuksic Architects proposing the construction of a new commercial retail center, including a 17,020 square-foot market (ALDI), a 3,750 square-foot drive-through restaurant (In-n-Out Burger), and a 8,500 square-foot retail pad for future commercial development. Project: La Quinta Square. Location: south of Highway 111, along Simon Drive.

Associate Planner Jay Wu presented the information contained in the staff report, a copy of which is on file in the Community Development Department.

Mr. David Drake, Project Manager with Prest Vuksic Architects, Palm Desert, CA – introduced himself, gave a detailed presentation of the project, and answered the Board’s questions.

Mr. Kevin Staley, Property Owner and Principal with The Magellan Group, Inc., Los Angeles, CA – introduced himself and answered the Board’s questions with regards to the design of the commercial center.

Ms. Katie Sanchez, Development Coordinator with In-N-Out Burger, Baldwin Park, CA – introduced herself and answered the Board’s questions with regards to the restaurant’s drive-thru operations, standard wait time, accessibility of the service entrance to the delivery trucks and frequency of deliveries.

Mr. Walter Deissler, Manager Development and Architecture Architect with In-N-Out Burger, Baldwin Park, CA – introduced himself and answered the Board’s questions with regards to the fast-food restaurant’s standard service operations and deliveries.

Mr. Keith Pelan, AICP, Planner with Kimley Horn, Orange, CA – introduced himself and answered the Board’s questions with regards to the proposed architectural design.

Motion – A motion was made and seconded by Board Members Rooker/Gray recommending approval of Site Development Permit 2014-1005, Minor Adjustment 2014-0008, and Minor Adjustment 2014-0009 as submitted with staff’s recommendations. Motion passed unanimously.

CORRESPONDENCE AND WRITTEN MATERIAL – None

REPORTS AND INFORMATIONAL ITEMS – None

BOARD MEMBER ITEMS – None

ADJOURNMENT

There being no further business, it was moved and seconded by Board Members Gray/McCune to adjourn this meeting at 12:07 a.m. Motion passed unanimously.

Respectfully submitted,



MONIKA RADEVA, Executive Assistant
City of La Quinta, California