



**ARCHITECTURAL AND LANDSCAPING
REVIEW BOARD
MINUTES
WEDNESDAY, MARCH 18, 2015**

CALL TO ORDER

A special meeting of the La Quinta Architectural and Landscaping Review Board was called to order at 10:00 a.m. by Principal Planner Wally Nesbit.

PRESENT: Board Members Richard Gray and Kevin McCune

ABSENT: Board Member Ray Rooker

STAFF PRESENT: Principal Planner Wally Nesbit, Consultant Principal Planner Nicole Criste, and Executive Assistant Monika Radeva

Principal Planner Nesbit 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 McCune/Gray to approve the Architectural and Landscaping Review Board Minutes of November 19, 2014, as submitted. AYES: Board Members Gray and McCune. NOES: None. ABSENT: Board Member Rooker. ABSTAIN: None.

BUSINESS SESSION

1. Site Development Permit 2014-1007 submitted by Peter J. Pitassi proposing the development of a single family subdivision consisting of 57 homes on 21.28 acres. Project: The Estate Collection at Coral Mountain. Location: southwest corner of Madison Street and Avenue 60.

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.

Mr. Peter J. Pitassi, AIA, LEED AP with Diversified Pacific, Rancho Cucamonga, CA – introduced himself, gave a brief presentation of the project, and answered the

Board's questions with regards to access to the CVWD dyke, plant palette and size, driveway pavement options, the lack of a fireplace feature, the architectural style, and access gates along Avenue 60.

Motion – A motion was made and seconded by Board Members McCune/Gray recommending approval of Site Development Permit 2014-1007, as submitted with staff's recommendations. AYES: Board Members Gray and McCune. NOES: None. ABSENT: Board Member Rooker. ABSTAIN: None.

2. Site Development Permit 2014-1003 submitted by Griffin Ranch Investors LP proposing the construction of 78 new single-family homes, a 3,600 square-foot community building, and common recreation areas on an approximately 40 acre parcel. Project: The Estates at Griffin Lake. Location: south side of Avenue 54, half a mile east of Madison Street (81345 Avenue 54).

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

Mr. Paul DePalatis, AICP, Director of Planning Services with MSA Consulting, Inc., Palm Desert, CA – introduced himself, gave a brief description of the project, and answered the Commission's questions with regards to architectural style, water savings realized through the use of the proposed lake, and the retention capacity of the lake.

Mr. Ronald Gregory, A.S.L.A., President with RGA Landscape Architects, Inc., Palm Desert, CA – introduced himself, gave a detailed presentation of the proposed landscaping for the project, and answered the Board's questions with regards to the proposed lake and the front entry water feature.

Mr. Mark Majer, Director with MDM Investment Group, Newport Beach, CA – introduced himself and answered the Board's questions with regards to the existing lake on the property being currently supplied by potable water, as well as the canal water supply and filtration for the proposed lake for the project.

Mr. Greg Bucilla, President with BGA Bucilla Group Architecture, Inc., Irvine, CA – introduced himself and answered the Board's questions with regards to the lack of shower facilities at the fitness center, the turn-around before the front entry gates, the color palette, and explained that the size of the proposed driveways for the homes were wider than the standard requirement allowing for some unobstructed pedestrian movement even if parked vehicles were present.

Mr. Ian Harbey, Director with MDM Investment Group, Newport Beach, CA – introduced himself and answered the Board's questions with regards to the front door sidewalk not extending all the way to the street.

Board Member Gray suggested that the applicant consider extending the front entry pedestrian pathway from the front door to the street.

Motion – A motion was made and seconded by Board Members Gray/McCune recommending approval of Site Development Permit 2014-1003 as submitted with staff’s recommendations, and the addition of the following condition of approval:

“The applicant shall consider incorporation of a pedestrian pathway that provides direct access from the street to the front door areas of the homes.”

AYES: Board Members Gray and McCune. NOES: None. ABSENT: Board Member Rooker. ABSTAIN: None.

CORRESPONDENCE AND WRITTEN MATERIAL – None

REPORTS AND INFORMATIONAL ITEMS – None

BOARD MEMBER ITEMS - None

ADJOURNMENT

There being no further business, a motion was made and seconded by Board Members Gray/McCune to adjourn this meeting at 11:09 a.m. AYES: Board Members Gray and McCune. NOES: None. ABSENT: Board Member Rooker. ABSTAIN: None.

Respectfully submitted,



MONIKA RADEVA, Executive Assistant
City of La Quinta, California