



City of La Quinta

ARCHITECTURE AND LANDSCAPE REVIEW COMMITTEE

DATE: JULY 1, 2009

CASE NUMBER: SITE DEVELOPMENT PERMIT 2009-912

APPLICANT: NADADOR, LLC

OWNER: NADADOR, LLC

ARCHITECT: SOUTH COAST ARCHITECTS

LANDSCAPE ARCHITECT: SJA LANDSCAPE ARCHITECTURE

ENGINEER: RCE CONSULTING

REQUEST: CONSIDERATION OF ARCHITECTURAL AND LANDSCAPING PLANS FOR AN APPROXIMATELY 300 SQUARE FOOT GUARDHOUSE

LOCATION: 54-500 WEST RESIDENCE CLUB DRIVE; EAST SIDE OF PGA BOULEVARD, SOUTH OF AVENUE 54

ZONING: MEDIUM DENSITY RESIDENTIAL (RM)

SURROUNDING ZONING AND LAND USES:

NORTH:	AVENUE 54; GOLF COURSE (THE HIDEAWAY)
SOUTH:	RESIDENTIAL (PGA WEST)
EAST:	RESIDENTIAL (PGA WEST)
WEST:	PGA BLVD; RESIDENTIAL (PGA WEST)

PURPOSE OF REVIEW

The purpose of a Site Development Permit is to provide specific design review of a project's proposed architecture and landscaping. The Architecture and Landscape Review Committee's (ALRC) role in reviewing this type of application is to provide

the Planning Commission with a recommendation regarding the design of the proposed project and its compliance with the City's various development regulations.

When reviewing applications, the ALRC is responsible for reviewing architectural design, site design, and landscape design. Architectural items for review include, building mass, scale, architectural style, and aesthetic details, including materials, roof style, and colors. Site related items include exterior lighting fixtures, project entries, streetscape, water features, pedestrian circulation, and similar amenities. Landscape review includes plant types, plant location and size, landscape screening of equipment and undesirable views, and the emphasis of prominent design features. Such coordinated review is necessary to promote a unifying project design, compatibility with other surrounding uses, and aesthetic consistency with existing architecture and the level of quality prevalent in the community. Once reviewed, the ALRC's recommendation will be included in the staff report presented to the Planning Commission. To assist the ALRC in this review, the following background and analysis is provided.

BACKGROUND

The Residence Club at PGA West, located at the southeast corner of Jefferson Street and Avenue 54, received Tentative Tract Map and Site Development Permit approval on September 16, 2003 (TR 31627, SDP 2003-779) (Attachment 1, Sheet T2). The residential project, which is currently in the construction process, is approved to be developed into a 32-unit fractional ownership community on approximately 21 acres (Attachment 2). The original Site Development Permit approval focused on the residential units, resident clubhouse and sales facility, and project landscaping. On December 12, 2007, the Planning Department approved plans for a temporary guardhouse at the main entrance to the community (MUP 07-979) (Attachment 3). The applicant is now requesting consideration of plans to construct a permanent entry guardhouse, as well as associated landscaping plans.

PROJECT REQUEST

Entrance Guardhouse:

Included with this proposal are plans for an approximately 300 square foot guardhouse located at the primary entrance to the Residence Club (Attachment 1, Sheet SP1). Vehicular access to the project site is off of PGA Boulevard. A pedestrian pathway is also provided to the south of the entrance area that connects the PGA Boulevard sidewalk to the interior of the community (Attachment 1, Sheet T3). No parking spaces are proposed as part of the development of the permanent guardhouse, as any on-duty guard is able to park using existing on-site spaces.

The guardhouse, similar to the residential units, has been designed to reflect a Spanish Colonial architecture consisting of smooth-finished cement plaster exterior surfaces and two-piece clay tile roofing (Attachment 1, Sheet A3). A variety of architectural features, including multiple paned windows, concrete finials, exposed rafter tails, decorative exterior lights, and other design elements provide architectural articulation to the various building facades (Attachment 1, Sheet A.0 – A4). The guardhouse also features a porte cochere spanning the visitors and fire truck entrance drive, and two small-scale water features on both sides of the driveway (Attachment 1, Sheet SP1).

The interior of the guardhouse, at approximately 300 square feet, features an office area, desk niche, and restroom (Attachment 1, Sheet A1). An attic area is located above the office. The guardhouse, at the highest ridgeline, is approximately 23 feet in height (Attachment 1, Sheet A3).

Landscaping:

The landscape plan for the Residence Club guardhouse identifies a plant palette consisting of trees and shrubs consistent with what was approved as part of the original Site Development Permit (Attachment 1, Page 5). Landscaping throughout the guardhouse facility is plentiful, is designed to complement the architecture of the building, and also suitably integrates into the existing landscaped areas.

The applicant proposes the use of Date Palms, California Pepper Trees, and a variety of small and large accent shrubs in the areas immediately surrounding the guardhouse and along the sides of the driveway. The walkway providing pedestrian access from PGA West Boulevard into the community will be paved concrete with a colorless finish. The applicant is also proposing landscape lighting at various locations throughout the project site (Attachment 1, Page 2). Up-lighting of the trees around the project site are to be done with a low wattage L.E.D. up-light.

Walls, fences, and gates throughout the guardhouse site have several different design elements. A maximum eight-foot high concrete masonry unit (CMU) wall with a stucco finish is proposed to connect to the existing perimeter wall along PGA Boulevard (Attachment 1, Page 4). The main entrance to the community includes two sets of wood picket vehicular gates with a compatible pedestrian gate (Attachment 1, Page 3). Decorative pavers, consistent with the existing pavers, will be used at the entrance driveway.

ANALYSIS

Staff finds that the overall architectural style and design of the proposed Residence Club entrance guardhouse facility to be acceptable. Staff has no significant issues

with the proposed guardhouse, entrance area, and landscape palette, as they are appropriate and well-designed. The Spanish Colonial architecture and layout of the guardhouse is compatible with the existing community conditions.

The guardhouse facility is also designed with an acceptable pedestrian and vehicular circulation plan, which includes the requisite refusal lane. Also, the strategic placement and minimal use of outdoor landscape lighting results in a safe and secure environment, while having a minimal negative visual impact on the surrounding areas. The two proposed water features, which are secondary to the functions of the guardhouse, are not intended to be the focal point of the facility. Such features can be permitted if they meet the City's water efficiency requirements and are approved as part of the project by the Planning Commission. Staff has provided a Condition of Approval pertaining to these features, requiring energy efficient pumps and staff review to ensure that there will be minimal water loss due to splashing, evaporation, etc.

In general, the landscape palette presented is acceptable. The proposed species of plants provide diversity, while having the characteristics of being functional and low water users. Accent trees and shrubs are fully utilized in complementing the architecture and layout of the guardhouse. The landscaping palette shows the use of California Pepper Trees, which the ALRC has discouraged use of in past projects due to concerns related to wind damage and other related maintenance issues. However, staff recommends that the use of the tree remain in order to maintain consistency to the existing landscape design.

RECOMMENDATION

Recommend to the Planning Commission approval of Site Development Permit 2009-912, subject to the following Conditions of Approval:

1. The applicant shall submit the landscape plans for approval by the Planning Department and green sheet sign off by the Public Works Department. When plan checking has been completed by the Planning Department, the applicant shall obtain the signatures of CVWD and the Riverside County Agricultural Commissioner, prior to submittal for signature by the Planning Director. However landscape plans for landscaped median on public streets shall be approved by the both the Planning Director and the City Engineer. Where City Engineer approval is not required, the applicant shall submit for a green sheet approval by the Public Works Department.

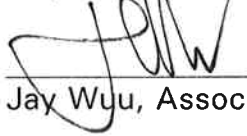
Final landscape plans for on-site planting shall be reviewed and approved by the Planning Director. Said review and approval shall occur prior to issuance of first building permit unless the Planning Director determines extenuating circumstances exist which justify an alternative processing schedule. Final

plans shall include all landscaping associated with this project. Irrigation design and water use shall comply with the efficiency requirements of Chapter 8.13 of the Municipal Code.

NOTE: Plans are not approved for construction until signed by both the Planning Director and/or the City Engineer.

2. The guardhouse water feature shall be designed to minimize "splash", and use high efficiency pumps and lighting to the satisfaction of the Planning Director. It shall be included in the landscape plan water efficiency calculations per Municipal Code Chapter 8.13.
3. The height of the guardhouse and any architectural features and/or projections shall be limited to one-story/23 feet.

Prepared by:



Jay Wu, Associate Planner

Attachments:

1. Residence Club Guardhouse Submittal Packet
2. Site Aerial Photograph
3. Current Site Photos



