



# City of La Quinta

## ARCHITECTURE AND LANDSCAPE REVIEW COMMITTEE

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**DATE:** JUNE 6, 2007

**CASE NO:** SITE DEVELOPMENT PERMIT 2007-886

**APPLICANT:** LDD SILVERROCK LLC

**ARCHITECT:** OZ ARCHITECTS, INC.

**LANDSCAPE  
ARCHITECT:** GMA INTERNATIONAL

**REQUEST:** CONSIDERATION OF ARCHITECTURE AND LANDSCAPING PLANS FOR A  $\pm$  14-ACRE BOUTIQUE HOTEL (200 UNITS AND 259 KEYS) CONSISTING OF A  $\pm$  25,000 SQUARE FOOT PARKING STRUCTURE AND 29 CONDOMINIUM HOTEL UNIT BUILDINGS WITH A MEETING FACILITY, RESTAURANT, AND RESORT SPA

**LOCATION:** AVENUE 52 AND SILVERROCK WAY

### BACKGROUND

The City of La Quinta Redevelopment Agency acquired the current SilverRock Resort site in 2002, with the primary objectives of providing public recreation opportunities with the development of two public golf courses, and facilitating the development of a resort and associated commercial uses that would generate a recurring revenue source for the City (Attachment 1, Sheet 2.01). The previously-approved SilverRock Resort Specific Plan divides the project into eight different Planning Areas. This Site Development Permit application for the boutique condominium hotel is located within Planning Area 3, and will be the first "resort hotel" portion of the project to be developed. The first two phases of the development, the Arnold Palmer Classic Course and the historic Ahmanson House temporary clubhouse, have been in operation since 2005. Future phases of the project will include a permanent clubhouse facility, a signature four-star resort hotel, a mixed-use resort retail village, a second boutique

hotel with casitas, and a community park.

## **PROJECT OVERVIEW**

The approximately 13.79 acre boutique hotel site consists of a dog-bone shaped arrangement of 29 hotel buildings, a sunken two-story parking structure, a resort spa, and three swimming pool facilities (Attachment 1, Sheet 2.02). The site, constructed with a contemporary Mexican architectural theme, maximizes outdoor living space with gardens, trellises, fireplaces, and water features. The project is surrounded by holes No. 2, 3, and 7 of the existing Arnold Palmer Classic Course. The site will be surrounded by a series of meandering low walls used for screening, and desert landscaping designed to seamlessly integrate with the existing golf course.

Located at the southeastern corner of the project site is the proposed three-story "Main House," which includes the reception desk, restaurant, bar, and meeting center, and has been designed to give the appearance of multiple buildings. The focus of the Main House will be the promenade, a wide deck with outdoor dining and terraces overlooking the adjacent lake. The Main House will serve as the dining, entertainment, and administrative center of the boutique hotel facility.

Adjacent to the Main House will be a two-story, ±11,911 square foot Spa Building, which will orient towards an outdoor court with swimming pools. The Spa Building will consist of the fitness center, day spa, locker rooms, and pool cabanas. An outdoor event lawn, located above the lower level meeting rooms, will connect the Spa Building with the Main House.

The remainder of the project site will consist of the Presidential and Hospitality Villas containing the more exclusive hotel units, the Spa Village, a cluster of buildings containing spa-oriented hotel units, twenty two-story hotel unit buildings, the Pool Pavilion, which overlooks the family pool area near the north end of the project site, a partially-sunken parking structure, and numerous small accessory buildings for housekeeping and maintenance purposes.

The entire project site will be interconnected by a trellised pedestrian pathway or paseo weaving around the individual hotel unit buildings and passing through courtyards and small outdoor gathering spaces. The driving aisle and covered parking will be primarily screened from the individual hotel unit buildings by a smooth stucco wall designed with nooks, alcoves, and occasional lattice windows. Covered parking spaces are proposed to be covered with either a solid canopy or with a trellis. Building height limits and the total number of condominium hotel units and keys are all in compliance with the approved specific plan.

## **Main House:**

As the focal point of the boutique hotel, the approximately 35,600 square foot Main House will serve as the administrative, entertainment, and activity center of the facility (Attachment 1, Sheet 4.01 – 4.07). The contemporary Mexican architectural style sets the theme of the entire project site, featuring substantial use of natural wood, stone accents, and earth-tone yellow walls with a smooth plaster finish. Window sizes, designs, and placement will vary widely from a traditional style with heavy-timber natural wood lintels supported by center posts, to more contemporary styled wood-framed glass doors.

The Main House has been designed to take advantage of slope, giving the impression of a smaller and more modest one and two-story building from the interior entry at the arrival court, but presenting a much grander scale from the lakeside promenade. The height of the Main House, measured from the arrival court entry, is proposed to be approximately 29 feet in height. When viewed from the lakeside boardwalk, the Main House is proposed to be approximately 40 feet in height. The highest point of the building will be a small bell tower located adjacent to the arrival court, and is proposed to be 39 feet in height, measured from the arrival court's main entry (Attachment 1, Sheet 4.05). All three levels of the Main House will consist of outdoor spaces, wooden decks, fire pits, and balconies built out onto the lake. The entire architecture of the Main House has been designed to maximize usage of outdoor space.

## **Presidential Villa and Hospitality Villa:**

Adjacent to the Main House are the two-story Presidential and Hospitality Villas, which are the premium hotel units for the project (Attachment 1, Sheet 4.01 – 4.07). These villas are designed to seamlessly appear from the outside as if they were a part of the Main House and will share identical contemporary Mexican design details as the Main House.

The Presidential Villa will be approximately 5,600 square feet and the Hospitality Villa will be approximately 5,000 square feet. Each unit contains living and dining rooms, multiple lock-off bedroom and bathrooms, and private trellised patios and balconies overlooking the lake. Access to a pool/spa, plunge pool, and an outdoor shower garden is also included.

## **Spa Building:**

Also adjacent to the Main House is the two story, ± 11,911 square foot Spa Building and a gated and screened receiving area connected to the Main House via the lower level (Attachment 1, Sheet 4.02 – 4.07). The entry to the Spa Building consists of a square spa arrivals court with a fountain at the center. This square arrivals court will not be used by hotel patrons, who will primarily access the facility via the pedestrian

walkways adjacent to the event lawn or via the pool area. The Spa Building will consist of the same contemporary Mexican architectural details as the Main Building, but will instead focus inward on private spa courtyards and outdoor spaces. The rear of the facility will feature a partial courtyard surrounded by semi-private cabanas facing various pools.

### **Spa Village:**

Adjacent to the Spa Building will be the Spa Village, consisting of a cluster of four buildings containing spa-oriented hotel units (Attachment 1, Sheet 4.08 – 4.11). Three of the four buildings are proposed to be two stories in height, and one is proposed to be three stories in height at approximately 39'-6". The buildings range in size from approximately 6,500 square feet to 21,300 square feet.

The Spa Village buildings include three different unit types. The Hotel Studio unit consists of a bedroom, bathroom, and an outdoor patio. The Spa Studio unit consists of a larger bathroom, bedroom, foyer, and outdoor patio. The Spa Suite unit includes two bathrooms, a larger bedroom/foyer area, two patios, and an additional treatment room.

All of the Spa Village buildings will reflect the project's contemporary Mexican architecture and consist of a flat-roof, earth-tone plaster complimented by individual trellis-covered balconies, varied rooflines, real wood doors, and roofline accent timbers.

### **Hotel Units:**

The remaining condominium hotel units on the Boutique Hotel site are located within the twenty buildings situated along the main circulation drive (Attachment 1, Sheet 4.12 – 4.18). The two-story hotel buildings consist of four distinct building types with varying unit configurations, and an architectural style consistent with the rest of the project. Each of the hotel units generally consists of kitchen and dining facilities, living room area, and a varying number of bedrooms, some with condominium-hotel lock-off units. Patios and covered terraces provide outdoor living space for each unit.

The hotel units at the north end of the Boutique Hotel site will surround the family pool area. The family pool will feature three different pools, an artificial beach, snack bar, semi-private cabanas, and trellis-covered chaise lounges placed within the main pool. Accessory buildings for housekeeping, mechanical equipment, and restrooms will match the contemporary Mexican architecture. Landscaping around the family pool will be consistent with the remainder of the hotel and have a functional use for turf.

### **Parking:**

To accommodate parking, the applicant is proposing to construct a two-story, 350-space, partially-sunken parking structure. The upper level of the parking structure will

be even with the hotel arrival court, while the lower level will be partially sunken into the hillside adjacent to the golf course. The parking structure will be utilized for valet parking and has been designed with tandem spaces (double-parked) along the east side (facing the golf course) to maximize vehicle capacity. Each level of the parking structure will be approximately 25,543 square feet.

The east side of the parking structure will face hole #2 of the existing golf course and Silver Rock Way. The exterior façade of the parking structure will be stucco painted an earth tone color to match the surrounding landscaping. The upper level façade will be the most visible, providing 3.5 feet of vehicle screening. The parking structure will be constructed as far below the existing grade as possible, resulting in approximately 8 feet of visibility above the proposed berm. The applicants have proposed screening this remaining eight feet with landscaping integrated into the golf course. This berm could be increased but would involve off-site grading which would impact the golf course. The applicants have stated that they are currently working on additional screening possibilities for the parking structure.

### **Landscaping:**

The overall landscape design throughout the Boutique Hotel site is designed to complement the theme and character of the contemporary Mexican architectural style of the various hotel buildings (Attachment 1, Sheet 8.01 – 8.06). Plant material consists of a combination of desert-native plants that have previously been incorporated into the SilverRock Resort environment. Most utilized around the hotel site are numerous trees and a variety of dense hedges and shrubs, with minimal use of turf. The environmentally-conscious plant material palette proposed for the hotel site is characterized by low water use and minimal-maintenance plants, which further conserves resources.

The hotel site has been separated into several zones with specific landscape concepts and distinct plant palettes. The Entry Drive Zone focuses on the entry monument and utilizes large canopy trees lining the entry drive leading to the auto court, supplemented with an abundance of various shrubs and ground cover. The Auto Court Zone features a large signature canopy tree as a central focus with perimeter landscaping that may include accent plants with a desert garden theme. The Golf Course Interface Zone includes the area of transition from the existing golf course to the Boutique Hotel site. The landscaping concept in this zone is to blend desert plant material used on the course with the new development. Hotel buildings and parking areas will be buffered with screening plants and strategically-placed trees and palms. Pool Zone landscaping consists of plant materials that are more tropical in nature, while providing adequate shade and a pedestrian friendly atmosphere.

## ANALYSIS

Staff finds that the overall architectural style and design of the proposed SilverRock Boutique Hotel to be very well designed. Staff has no design issues with the proposed hotel buildings, parking structure, and landscaping palette, as they are appropriate and well-designed. The contemporary Mexican architecture and layout of the Boutique Hotel site is compatible with the development guidelines given in the approved Specific Plan for the SilverRock Resort. The layout of the project site harmoniously merges a pedestrian-friendly resort spa with an existing golf course, while maintaining an adequate separation of vehicular and pedestrian circulation throughout the site by means of the walled paseo.

In general, the landscape palette presented is acceptable. The proposed species of plants provide diversity, while having the characteristics of being low water users. Canopy and accent trees are fully utilized in complementing the architecture and layout of the hotel site. In general, the thorough use of shrubs and groundcover effectively screens maintenance facilities, parking areas, and other project aspects. Additionally, 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.

Staff is recommending, however, that the applicant provide additional information regarding architectural treatments, screen walls, and/or extensive landscaping and screening features along the north and east-facing elevations of the parking structure. When entering the SilverRock Resort site from Avenue 52, one of the most prominent structures seen from SilverRock Way will be the parking structure. Staff also recommends that the applicant replace the Chilean Mesquite tree with another canopy tree on the landscape palette, as ALRC has discouraged the use of the Chilean Mesquite tree due to its shallow root system combined with rapid growth, thorns, and maintenance issues.

The applicants have not submitted elevations or floor plans for hotel units "E," "F," and "G" in the submitted plans. Due to the similarity these units will have with the other hotel unit structures, staff has recommended a condition of approval mandating materials and design consistency with the other buildings. Additionally, perimeter screening wall and parking canopy details have not been submitted. Staff recommends that the applicant provide these details/exhibits with the final landscaping plans, which are subject to Architecture and Landscaping Review Committee and Community Development Director approval.

Finally, sheets 8.07, 8.08, and 8.09 identify three different conceptual main entry design alternatives. The applicants have not indicated which of these alternatives are preferred or intended and staff has no preferences or recommendations for any one design over another. Staff recommends the ALRC review each of these entry

alternatives and provide a recommendation. The final design will be subject to final approval during the review of the final landscaping plans by the ALRC.

## **RECOMMENDATION**

That the Architecture and Landscape Review Committee recommend to the Planning Commission approval of Site Development Permit 2006-886, subject to the following Conditions of Approval:

1. Final landscaping and irrigation plans (and precise grading plans relevant to landscape areas) shall be prepared by a licensed landscape professional and shall be reviewed by the ALRC and approved by the Community Development Director prior to issuance of the first building permit. An application for Final Landscape Plan Check shall be submitted to the Community Development Department for final landscape plan review. Said plans shall include all landscaping associated with this project, including perimeter landscaping, and be in compliance with Chapter 8.13 (Water Efficient Landscaping) of the Municipal Code. The landscape and irrigation plans shall be approved by the Coachella Valley Water District and Riverside County Agriculture Commissioner prior to submittal of the final plans to the Community Development Department.
2. The applicant shall provide additional information regarding architectural treatments, landscaping, and/or screening features along the north and east-facing elevations of the parking structure. Final designs of these treatments are subject to the Community Development Director's approval.
3. The applicant shall replace the Chilean Mesquite tree with another similar canopy tree on the landscaping plant palette.
4. Details regarding perimeter low screen walls shall be submitted to the Community Development Department for review and approval by the Community Development Director. The design shall be consistent with the remainder of the project.
5. The design, materials, and colors of the covered parking canopies shall be consistent with the approved units and perimeter screening. Final designs for the covered parking canopies shall be approved by the Community Development Director.
6. The landscaping and site plans shall be revised to provide pedestrian access from the main entry to the arrivals court.
7. Architecture, materials, and colors for hotel unit buildings "E," "F," and "G"

shall be consistent with the rest of the project.

8. The selected resort entry design alternative (Sheet 8.07, 8.08, and 8.09) shall be identified in the final landscaping plans provided for review by the Architecture and Landscaping Review Committee and shall be approved by the Community Development Director.

Prepared by:

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Andrew J. Mogensen  
Principal Planner

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Jay Wu  
Assistant Planner

Attachments:

1. SilverRock Resort Boutique Hotel SDP (booklet)