



## ARCHITECTURAL ADVISORY COMMITTEE STAFF MEMORANDUM

DATE: June 19, 2017

New Business

SUBJECT: WOODBRIDGE PACIFIC GROUP, FOR AN AMENDMENT TO ALLOW MINOR CHANGES TO DESIGN, COLOR, MATERIALS, REDUCTION OF MASSING AND HEIGHTS IN CERTAIN UNITS TO THE PREVIOUSLY APPROVED FINAL PDD PLANS FOR THE CAMERON PROJECT LOCATED AT 850-990 SOUTH PALM CANYON DRIVE (CASE 5.1056-PDD 314) (ER).

FROM: Department of Planning Services

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### SUMMARY

The Architectural Advisory Committee (AAC) to review proposed minor amendment for a previously approved Planned Development District 314 (PDD 314). Specifically, the proposed minor amendment will include the following:

- Reduction of massing of selected units
- Reduction of heights in certain units
- Building materials
- Color Palette
- Garage doors

### RECOMMENDATION:

Recommend approval of the minor amendment to the Planning Commission as submitted.

### BACKGROUND INFORMATION:

<b><i>Related Relevant City Actions</i></b>	
7/12/2006	The City Council voted unanimously to approve the preliminary Planned Development District; Tentative Tract Map 33575; and a Mitigated Negative Declaration for the project.
11/22/2006	The Planning Commission voted 6-0-1 to approve the Final PDD for the residential elements of the project with conditions.
11/28/2007	The Planning Commission voted 6-0-1 to approve the Final PDD for the

	commercial/retail elements of the project.
12/09/2015	The Planning Commission approved an amendment to allow roof decks on certain units within the development.

<b>Neighborhood Notification / Meeting</b>	
11/03/2016	The new ownership group met with the neighborhood organization
11/12/2016	The ownership met with the board of the neighborhood organization

<b>Most Recent Ownership</b>	
2016	RREF DC CAMERON
<b>Site Area</b>	
Project Area	11.61-Acres

<b>Surrounding Property</b>	<b>Existing General Plan Designations</b>	<b>Existing Zoning Designations</b>	<b>Existing Land Uses</b>
Subject Property	MU (Mixed-Use)	C-1	Undeveloped
North	W / OS	W (Watercourse)	Tahquitz Creek Channel
South	TRC /MLDR	C-1 / R-2 / R-1-C	Single-Family Res. & Offices
East	HDR / SH / VLDR	R-3 / R-2 / R-1-C	SFR / Hotels / Church
West	MU	C-2 / C-1	Undeveloped

**BACKGROUND AND SETTING:**

The project commonly known as the "Cameron" was approved as a Planned Development District (PDD 314) and is located at the southeast corner of South Palm Canyon Drive and East Mesquite Avenue. The 11.61-acre parcel borders the Tahquitz Creek Channel to the north; residential and hotel uses located to the east and south. The project was approved by the City Council on July 12, 2006, for a mixed-use development consisting of 80 two-story attached townhomes, 22 live-work units and 15,000-square feet of retail/commercial located at the southeast corner of South Palm Canyon Drive and East Mesquite Avenue.

**Proposed Amendment:**

The applicant is proposing to make minor revisions to the height, massing, materials, and color palette to some units within the previously approved mixed-use development. According to the applicant, the exterior colors, materials and finishes that were approved with the original PDD back in 2008 were designed to respond to the market trends in Palm Springs at that time. In today's housing market, preference for colors and materials are a bit lighter color palette and timeless, hence the proposal to make the minor changes. The proposed amendment to the colors will consist of a more modern color palette which will address the desire for lighter colors while at the same time enhancing the previously approved massing. Proposed changes to building materials will involve front facades at street level on all the units. Porcelain stone panels of 24" x 48" in size will be used; five different options of porcelain stone colors will be used. According to the project architect, the porcelain stone panels are designed to add scale to the walls at grade level. The second story on Units A-H will have darker accent colors to provide contrast as most of these units have second floor mass cantilevered from

ground level walls. This change is designed to provide a more interesting finish compared to the previously approved monochromatic color schemes. Proposed revisions to garage doors will change from the current design of glass and aluminum to solid metal garage doors with factory applied paint matching the structure's plastered wall colors. Finally, massing changes are being proposed as part of this amendment. According to the applicant, the proposed minor exterior massing changes will enhance the project that will result to a "more quiet and timeless architectural appearance for the project". The proposed massing changes are to the following units:

Unit A1:

The A1 units are three-story high buildings with roof decks. The proposed massing changes in this unit will consist of simplifying the massing on the extended side of the structures. The previously approved design has different planes on three levels which creates a "makeshift" feel to the massing. The proposed approach will eliminate the complexity to provide a simple horizontal element at the second level that cantilevers the ground level walls. The third level will set back from the second and will be painted a light off-white color. The previously approved overall height of 33.6 feet will not change in these units.

Unit B1:

The B1 units are three-story buildings without roof decks. Proposed massing changes in Unit B1 will consist of simplifying the massing on the extended side of the structures similar to Unit A1. The previously approved design had a second level mass that was broken in the middle of the side elevation. The proposed change is designed to close this element, simplify and accentuate the horizontal line. The previously approved maximum height of 32.6 feet will not change in these units.

Unit D1:

The D1 units are also three-story buildings without roof decks. Proposed massing changes in this unit will consist of simplifying the massing on the extended side of the unit similar Units A1 and B1. The proposed design will remove a non-functional sunscreen as the amount of glass area will be reduced due to the 2017 CEC changes. The proposed front facade will have a consistent box like mass cantilevered from the ground level walls to simplify the façade from the current version. The rear elevation will remain the same. The previously approved overall height of 33.6 feet will not change in these units.

Unit E & F:

Proposed massing changes to Units E and F will involve the removal of the clerestory elements from the previously approved plans. This revision will result in height reduction of these units. Currently, the overall heights of these units are 25.6 feet; with the elimination of the clerestory features, the new height will be 22.6 feet. The proposed minor amendment will not change the previously approved two-story units located at the perimeter of the project.

**Architectural Review Guidelines:**

Section 94.04.00(D), *Planning Commission Architectural Advisory Committee Review Guidelines* of the Palm Springs Zoning Code states the following:

*The planning commission architectural advisory committee shall examine the material submitted with the architectural approval application and specific aspects of design shall be examined to determine whether the proposed development will provide desirable environment for its occupants as well as being compatible with the character of adjacent and surrounding developments, and whether aesthetically it is of good composition, materials, textures and colors. Conformance will be evaluated, based on consideration of the following:*

Item	Guideline:	Conforms	Staff Evaluation:
1.	Does the proposed development provide a desirable environment for its occupants?	Conforms	The project is still in keeping with the original concept and the Planned Development District. The proposed amended project will result in an enhanced architectural design for the development which will in turn provide a desirable environment for its future occupants.
2.	Is the proposed development compatible with the character of adjacent and surrounding developments?	Conforms	The proposed development is compatible with the character of the surrounding development especially the quality of the mixed-use element which will be beneficial not only to the future occupants but also to members of the community.
3.	Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted	Conforms	The mixed-use development fits well with the existing residential uses to the east and southerly portions of the location. The proposed architectural design and style will enhance the neighborhood. The proposed modern style architecture adds to the existing successful architectural design of the older surrounding residential development.
4.	Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment	Conforms	The maximum height, overall mass, setbacks are all in keeping with the original development standards of PDD 314. Mechanical equipment at the development will be placed on the grade and in some units on the roof; all mechanical screening will be adequately screened.
5.	Building design, materials and colors to be sympathetic with desert surroundings	Conforms	The proposed building designs are sympathetic with desert appropriate designs. The modern architectural style fits the site as proposed.

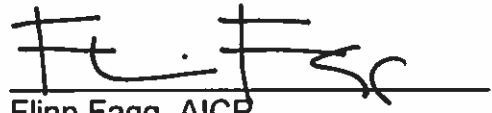
6.	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Conforms	Proposed changes to massing, materials, colors and reduction of height are consistent with the architectural style the City is known for. The changes to the units will feature colors that are typical of modern architecture.
7.	Consistency of composition and treatment	Conforms	There is consistency in the composition and treatment of the new housing products.

**CONCLUSION:**

The minor amendment to the project will result in a design with reduced massing and height in some units. Proposed new materials and color palette are harmonious and compatible with desert surroundings. Overall, the project is still in keeping with the development standards of the previously approved PDD; no new deviations are being sought. Based upon this determination, Staff recommends approval of the project as proposed.



Edward Robertson  
Principal Planner



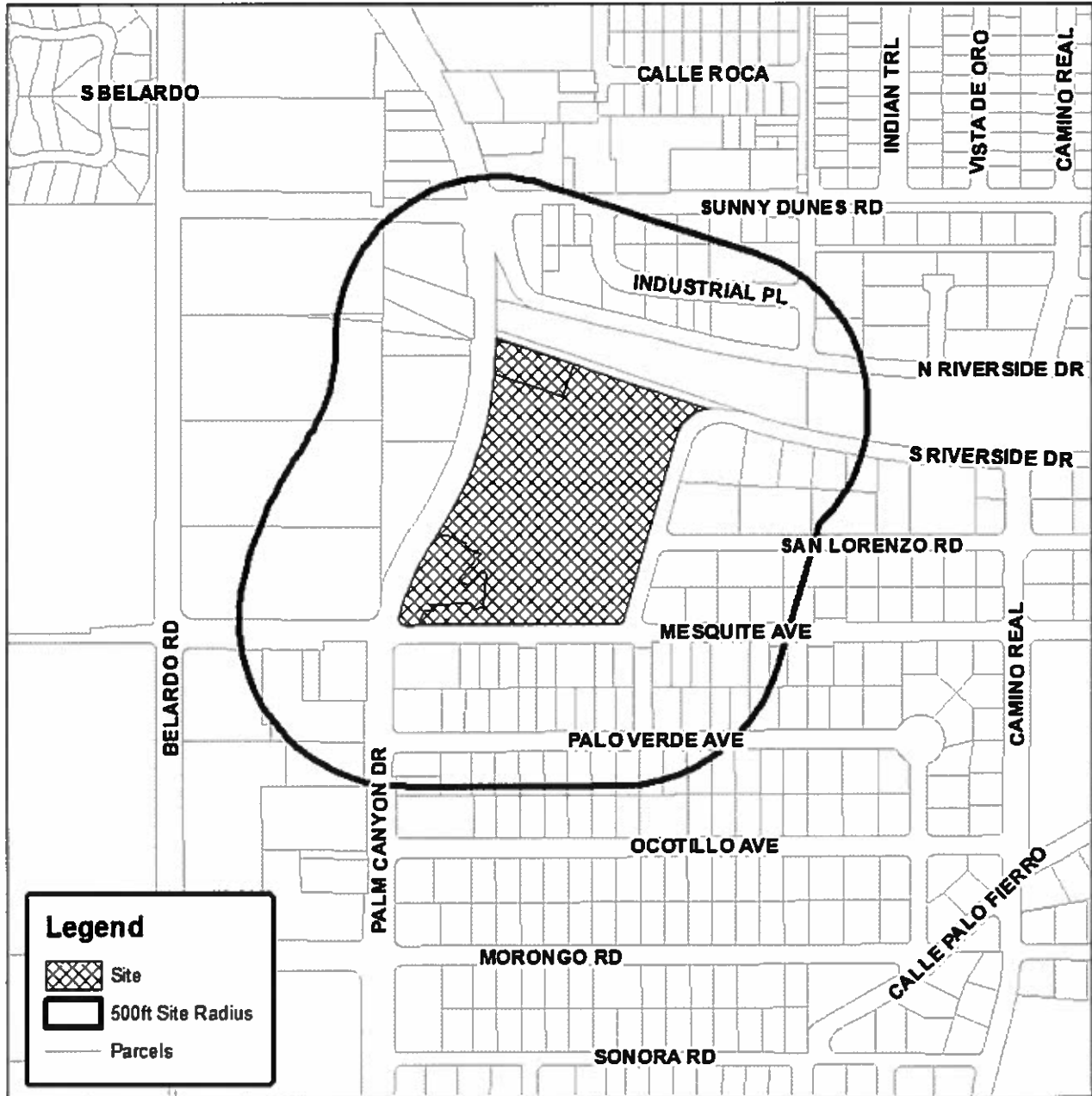
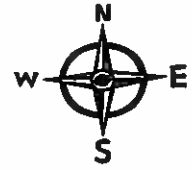
Flinn Fagg, AICP  
Director of Planning Services

**Attachments:**

1. Vicinity Map
2. Booklet of Site Plan, Elevations and Material Board



# Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS