



CITY OF PALM DESERT
DEVELOPMENT SERVICES DEPARTMENT
ARCHITECTURAL REVIEW COMMISSION MEMORANDUM

To: Honorable Chair and Members of the Commission

From: Rosie Lua, Planning Manager

Date: October 5, 2022 (*Continued from September 13, 2022*)

Case No: PP 18-0009 – Amendment #2 (SP/PP21-0002)

Subject: Consideration of an Amendment No. 2 to the DSRT SURF project (PP18-0009 and SP/PP21-0002), adding 45 hotel rooms including revisions to the interior layout and exterior architecture of the hotel and surf center facility located at the 17.69-acre site within Desert Willow Golf Resort.

BACKGROUND

On November 14, 2019, the City Council approved the DSRT SURF Specific Plan (SP), Precise Plan (PP), and Tentative Tract Map (TTM) by Resolution 2019-82 and adopted Resolution No. 2019-83 certifying an Environmental Impact Report (EIR), SCH No. 2019011044, Mitigated Monitoring and Reporting Program, and adopted a Statement of Overriding Consideration in evaluating potentially adverse environmental impacts. The land use allowances in the Specific Plan included a six-acre surf lagoon, up to 350 hotel rooms, and 88 residential villas.

On February 4, 2021, Desert Wave Ventures, LLC, applied for amendments to the approved SP, PP, and TTM, including an addendum to the EIR. The proposed project included a 5.5-acre surf lagoon and surf center facilities, 92 hotel rooms, 83 residential units, circulation, parking, and landscaping on the 17.69-acre site within the Desert Willow Golf Resort, and an off-site parking location in close proximity.

On January 27, 2022, the City Council approved the applicant's request for amendments to the DSRT SURF Project, Resolution No. 2022-09 approving Amendment No. 1 to the SP, Precise Plan, Tentative Tract Map, and a Disposition and Development Agreement for DSRT SURF.

On September 2, 2022, Desert Wave Ventures, LLC submitted revisions to the hotel and surf center. The revised plans were prompted by the addition of 45 hotel rooms by inserting a new floor between the third and fourth floors while staying within the same building envelope of the hotel. More specifically, adding the additional floor resulted in a new row of windows and balconies, and changed the visual articulation to the building. The massing and building envelope of the hotel did not change from the originally approved project. Furthermore, the applicant has

identified new locations for murals, which have been added to the project as placeholders, pending review by the Cultural Arts Committee.

On September 13, 2022, the ARC meeting did not have a quorum to proceed with the agenda item, therefore, a special meeting was set for October 5, 2022.

PROJECT SUMMARY

A. Property Description:

The Project site is approximately 17.69 acres, located on the west side of Desert Willow Drive, north of Country Club Drive, and south of the Desert Willow Clubhouse. The lot is irregularly shaped and is bounded by the Desert Willow golf course on the west, south, and east of the proposed Project. The existing Desert Willow Clubhouse parking lot borders the northern property line. Approximately three (3) acres at the northeast corner of the site are developed with parking lot improvements for the Desert Willow Clubhouse and the remaining fourteen (14) acres of the site were mass graded as part of the Desert Willow development but remain undeveloped.

B. Zoning and General Plan Designation:

Zone: DSRT SURF Specific Plan
General Plan: Resort and Entertainment/Suburban Retail

C. Adjacent Zoning and Land Use:

North: PR - 5 – Desert Willow Clubhouse/parking and golf course (Hole 18)
South: PR - 5 – Desert Willow golf course (Hole 15)
East: PR - 5 – Desert Willow golf course (Hole 7)
West: PR - 5 – The Westin Desert Willow Villas

Project Description

The project request is an amendment to the architecture for the approved DSRT SURF. The changes are summarized below for the hotel and surf center facility.

Hotel:

The overall hotel building square footage and proposed height have changed slightly from the approved project. The hotel building exterior has modified in response to interior layout changes and response from market conditions.

The following are the *interior* layout modifications:

- Ground floor:
 - The ground floor space of the lobby, restaurant, bar, and back of house spaces has remained the same.
 - Relocation of internal Stair #2 by one bay to create room for a suite on the 4th and 5th floors.

- Second floor:
 - The second level of parking has been extended over the back of house area of the hotel to create additional back of house space.
 - Employee Lounge, restrooms, pool equipment, and administrative offices are located on this mezzanine.
- Third floor:
 - The third level meeting room size has been increased to 2,400 square feet with a 1,000 square foot pre-function space. It incorporated the exterior patio space into the meeting room footprint. This resulted in designing wrap around windows at the meeting rooms overlooking the surf lagoon and patios, creating an indoor-outdoor relationship under the shade of a deep overhang.
 - The fitness center has been relocated to face onto the pool deck to have connectivity to the pool deck area.
 - The third level spa has been increased from 1,035 square feet to 1,200 square feet.
- Fourth floor:
 - This floor was added with the same layout and footprint of the typical guest room floor. This new floor added 45 rooms for a total of 137 hotel rooms.
- Fifth floor:
 - The suites at the northwest corner were rotated to provide views and balconies overlooking the surf lagoon.

The following are the **exterior** architecture modifications:

East Elevation Changes

- Increased row of windows due to increase in the number of rooms in the hotel.
- Removal of exterior wall tile and replaced with stucco.
- Slight increase in roof elements as part of the revision.
- Metal Awnings – Changed metal awning design.
- Added Mural (art design is a placeholder).
- Balconies added at fourth story on right side.



PREVIOUS DESIGN



REVISED PROGRAM DESIGN

ELEVATION KEYNOTES	
01	Benjamin Moore - Wind's Breath
02	Benjamin Moore - Spice Gold
03	Benjamin Moore - Cabot Trail
04	Benjamin Moore - Spanish Brown

West Elevation Changes

- Increased row of windows due to increase in the number of rooms in the hotel.
- Removal of exterior wall tile, replaced with stucco.
- No roof elements or parapets were increased as part of the revision.
- Metal Awnings – Changed metal awning design.
- Third story, left side, meeting room expands onto patio.



REVISED PROGRAM DESIGN

ELEVATION KEYNOTES	
01	Benjamin Moore - Wind's Breath
02	Benjamin Moore - Spice Gold
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04	Benjamin Moore - Spanish Brown

South Elevation Changes

- Increased row of windows due to increase in the number of rooms in the hotel.
- Reduction of exterior wall tile and replaced with stucco.
- Replaced balcony metal rails with glass.
- Podium element lowered.



PREVIOUS DESIGN



REVISED PROGRAM DESIGN

ELEVATION KEYNOTES	
01	Benjamin Moore - Wind's Breath
02	Benjamin Moore - Spice Gold
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04	Benjamin Moore - Spanish Brown

North Elevation Changes

- Stone removed from right side of garage entry.
- Third, fourth, and fifth stories simplified to sand colored single material.
- Awnings added and windows aligned.
- Suites at fourth and fifth stories rotated to face surf lagoon.
- Increased row of windows due to increase in the number rooms in the hotel.
- Removal of exterior wall tile, replaced with stucco.
- Reduction of stone veneer, replaced with stucco.
- Metal Awnings – Changed the metal awning design and added awnings.
- Removal of upper balcony area and extended lower balcony area.
- Reduction of plane changes due to increased window areas for added keys.
- Roof element changes at roof overhang facing surf center.



PREVIOUS DESIGN



REVISED PROGRAM DESIGN

ELEVATION KEYNOTES	
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Surf Center

The general comments related to the changes to the Surf Center include the following:

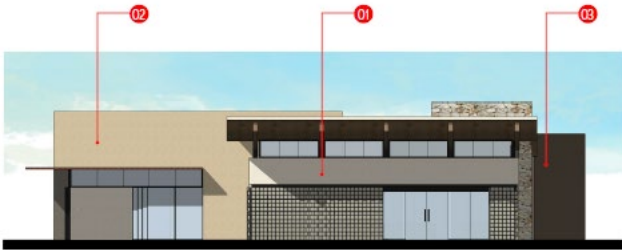
- Materials were simplified to tie to the hotel.
- Colors were generally lightened to tie to the hotel.
- The interior received some minor tweaks to the retail and sales counter areas to better accommodate the guest experience on site with beverage and food sales, consumption, and the flow of guest traffic.

East Elevation Changes

- Removal of wall tile, replace with stucco.
- Removal of metal panel and masonry block and replaced with stucco.



PREVIOUS DESIGN EAST ELEVATION



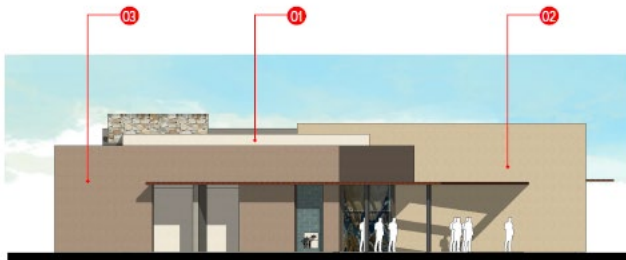
REVISED PROGRAM DESIGN EAST ELEVATION

West Elevation Changes

- Removal of wall tile/stone veneer, replace with stucco.
- Slight reduction of roof elements as part of the revision.



PREVIOUS DESIGN WEST ELEVATION



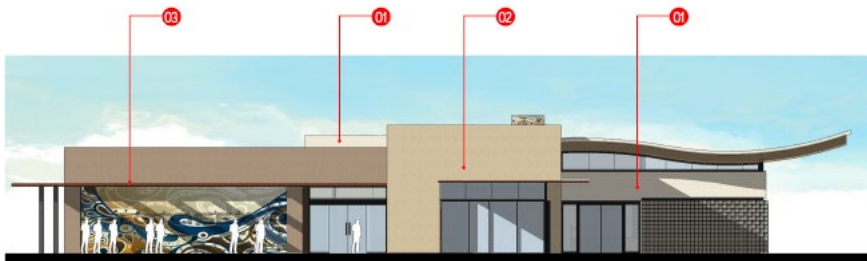
REVISED PROGRAM DESIGN WEST ELEVATION

South Elevation Changes

- Removal of tall awning and extended lower awning to entry way (storefront includes added windows.)
 - The canopy was simplified to tie into the building architecture.
 - The roof over the locker rooms was reduced since that height is not required over the small spaces of the showers, restrooms, and changing areas.
- Removal of wall tile, replace with stucco.
- Removal of stone veneer and add a tile mosaic/mural design on shower wall area (art design is a placeholder.)



PREVIOUS DESIGN SOUTH ELEVATION



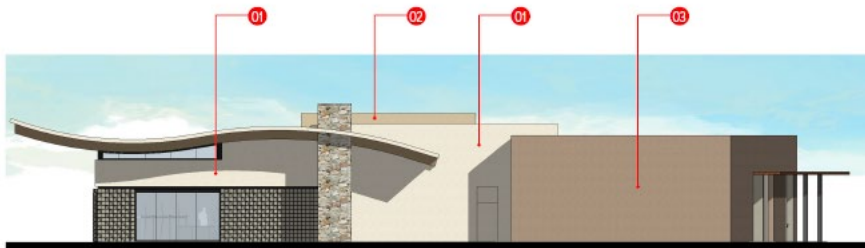
REVISED PROGRAM DESIGN SOUTH ELEVATION

North Elevation Changes

- Removal of wall tile, replace with stucco.
- Removal of metal panel and masonry block and replace with stucco.
- The storefront has been expanded to enhance the indoor-outdoor connection.
- Left wall has been identified as a possible mural location.



PREVIOUS DESIGN NORTH ELEVATION



REVISED PROGRAM DESIGN NORTH ELEVATION

ZONING ORDINANCE SUMMARY

The DSRT SURF Specific Plan is the regulatory document for the project site. The proposed revisions to the project require ARC approval. Findings for ARC decisions are listed under PDMC Section 25.68.040 – Findings of the ARC.

The design review findings pursuant to Section 25.68.040 are the following:

- A. That the proposed development conforms to any legally adopted development standards.

The proposed changes do not affect the project's conformance with the legally adopted development standards set forth by the DSRT SURF Specific Plan.

- B. That the design and location of the proposed development and its relationship to neighboring existing or proposed developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood; and that it will not unreasonably interfere with the use and enjoyment of neighboring existing or proposed developments and that it will not create traffic hazards or congestion.

The proposed modifications do not affect the architectural character of the project or its relationship to existing or proposed development in the area. The changes do not alter the area and massing. The total of 137 hotel rooms is within the land use allowances that review density of development on the site. The proposed exterior modifications will not impair the desirability of investment or occupation in the neighborhood and will not unreasonably interfere with the use and enjoyment of neighboring existing or proposed developments and will not create traffic hazards or congestion.

- C. That the design and location of the proposed development is in keeping with the character of the surrounding neighborhood and is not detrimental to the harmonious, orderly, and attractive development contemplated by this title and the General Plan of the City.

The architectural modifications to the proposed development do not adversely affect the compatibility of project with the character of the surrounding neighborhood and is not detrimental to the harmonious, orderly, and attractive development contemplated by the DSRT SURF Specific Plan, zoning code, and General Plan.

- D. That the design and location of the proposed development would provide a desirable environment for its occupants, as well as for its neighbors, and that it is aesthetically of good composition, materials, textures, and colors.

The proposed modifications alter the exterior material palette of the project, however, the design still utilizes high-quality finishes and features a quality contemporary design characterized by articulated building forms, varying building materials and textures, varying rooflines, balconies, and desert compatible colors.

- E. That the proposed use conforms to all the requirements of the zone in which it is located and all other applicable requirements.

The proposed modifications to the project do not affect the project's conformance with legally adopted development standards set forth by the DSRT SURF Specific Plan. The project conforms with all applicable development standards.

- F. That the overall development of the land shall be designed to ensure the protection of the public health, safety, and general welfare.

The proposed modifications consist of exterior material changes and will not adversely affect the public health, safety, and general welfare. All changes shall be designed to comply with applicable Health and Safety Codes.

STAFF RECOMMENDATION

Staff recommends the ARC determines that the requirements of the Findings have been met based on the analysis and approves the request.

Staff further recommends that modifications required by the ARC be added to the motion as conditions of approval.

- Attachment: 1. DSRT SURF – Proposed Changes
2. [January 27, 2022, Approved Plans](#)



DSRT SURF
PALM DESERT, CA
DESERT WAVE VENTURES, LLC

AREIAL VIEW



Scale
Job No. 2020-239
Date 2022-09-02



DSRT SURF

PALM DESERT, CA

DESERT WAVE VENTURES, LLC

SURF CENTER AREIAL VIEW



2

Scale
Job No.
Date
2020-239
2022-09-02



DSRT SURF

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HOTEL PERSPECTIVE 1



Scale
Job No.
Date



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HOTEL PERSPECTIVE 2



Scale
Job No. 2020-239
Date 2022-09-02

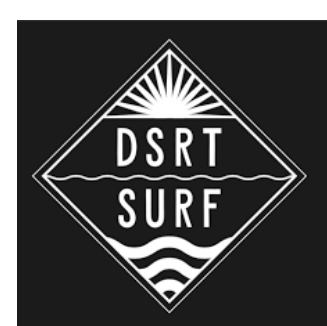


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HOTEL PERSPECTIVE 3



Scale
Job No.
Date



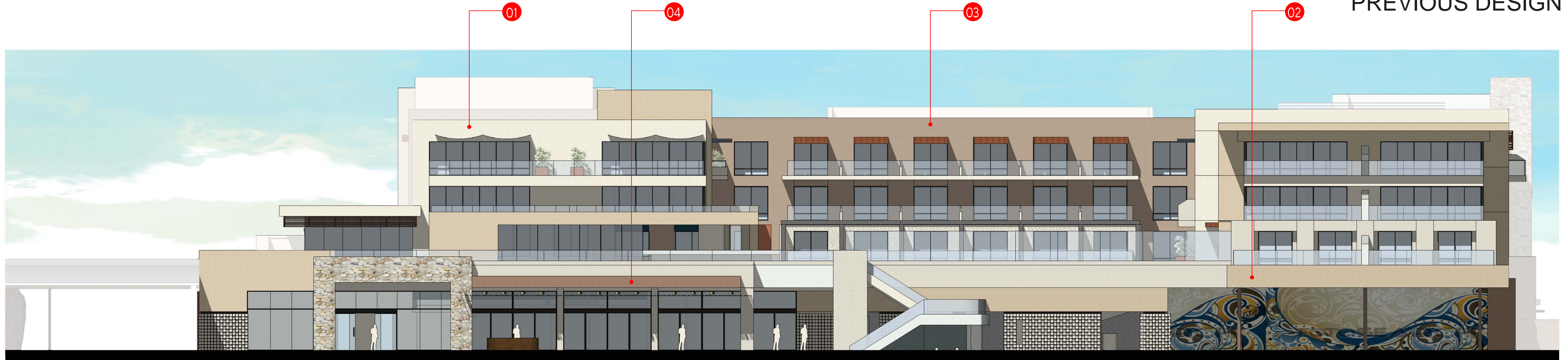
DSRT SURF
PALM DESERT, CA
DESERT WAVE VENTURES, LLC

SURF CENTER PERSPECTIVE





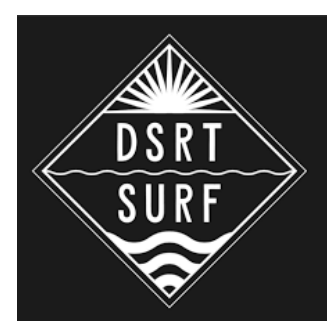
PREVIOUS DESIGN



REVISED PROGRAM DESIGN

ELEVATION KEYNOTES

- 01 Benjamin Moore - Wind's Breath
- 02 Benjamin Moore - Spice Gold
- 03 Benjamin Moore - Cabot Trail
- 04 Benjamin Moore - Spanish Brown



DSRT SURF
 PALM DESERT, CA
 DESERT WAVE VENTURES, LLC

HOTEL WEST ELEVATION COMPARISON

SCALE: 3/32"=1'
 0 8' 16' 32'



Scale
 Job No. 2020-239
 Date 2022-09-02



PREVIOUS DESIGN



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DSRT SURF
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HOTEL NORTH ELEVATION COMPARISON

SCALE: 3/32"=1'
 0 | 8' | 16' | 32'





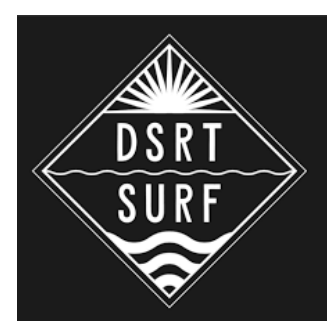
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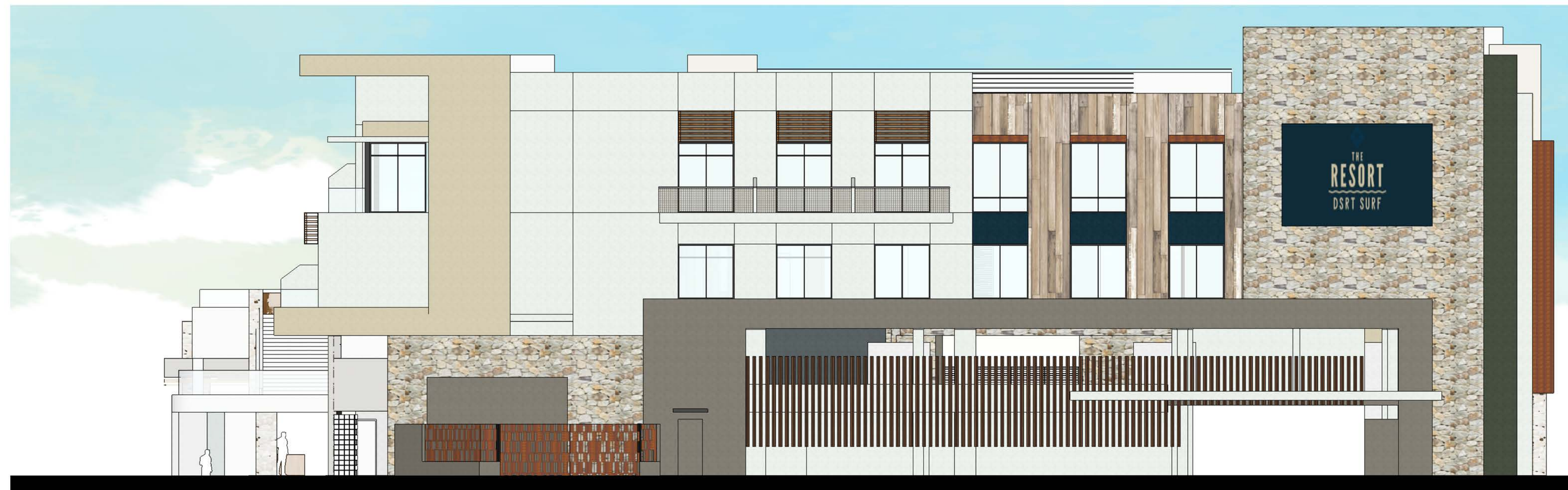


DSRT SURF
 PALM DESERT, CA
 DESERT WAVE VENTURES, LLC

HOTEL EAST ELEVATION COMPARISON

SCALE: 3/32"=1'
 0 | 8' | 16' | 32'





PREVIOUS DESIGN



REVISED PROGRAM DESIGN

ELEVATION KEYNOTES

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DSRT SURF
 PALM DESERT, CA
 DESERT WAVE VENTURES, LLC

HOTEL SOUTH ELEVATION COMPARISON

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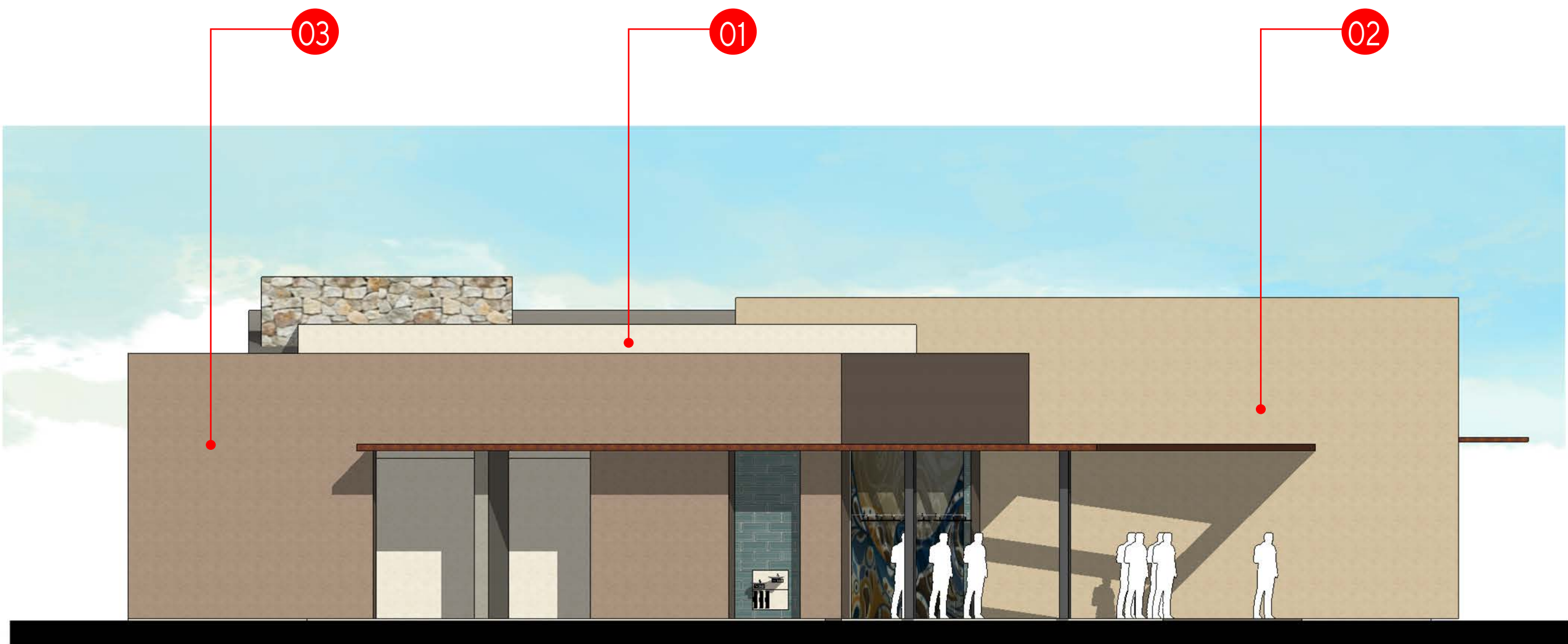




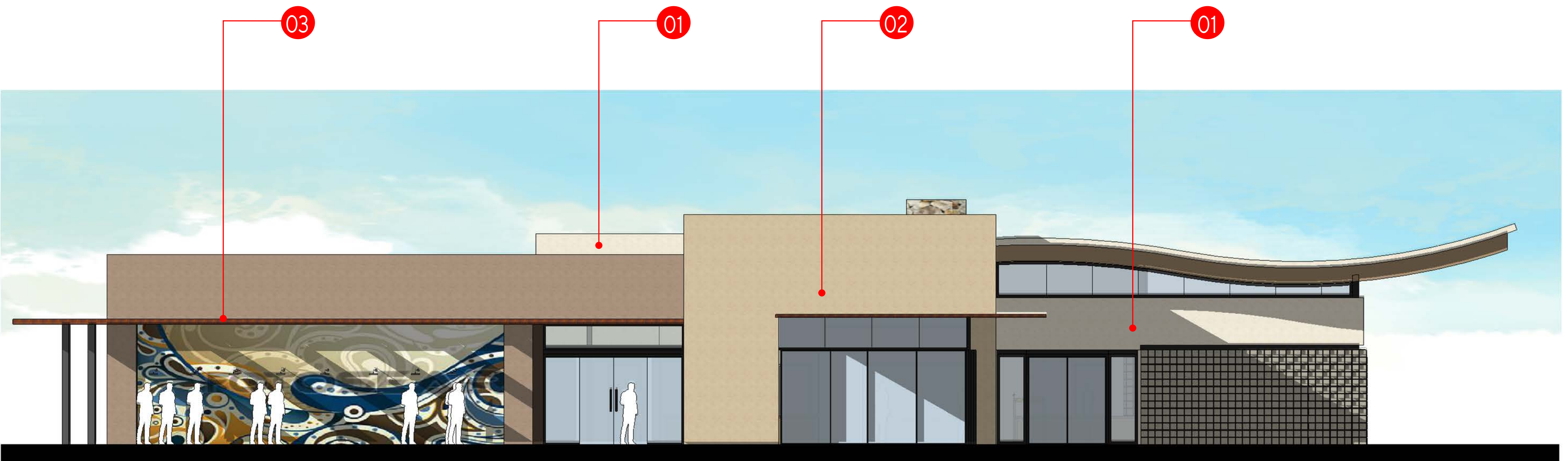
PREVIOUS DESIGN WEST ELEVATION



PREVIOUS DESIGN SOUTH ELEVATION

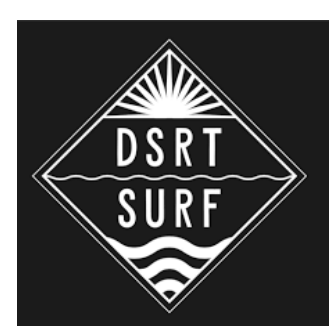


REVISED PROGRAM DESIGN WEST ELEVATION



REVISED PROGRAM DESIGN SOUTH ELEVATION

ELEVATION KEYNOTES	
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DSRT SURF
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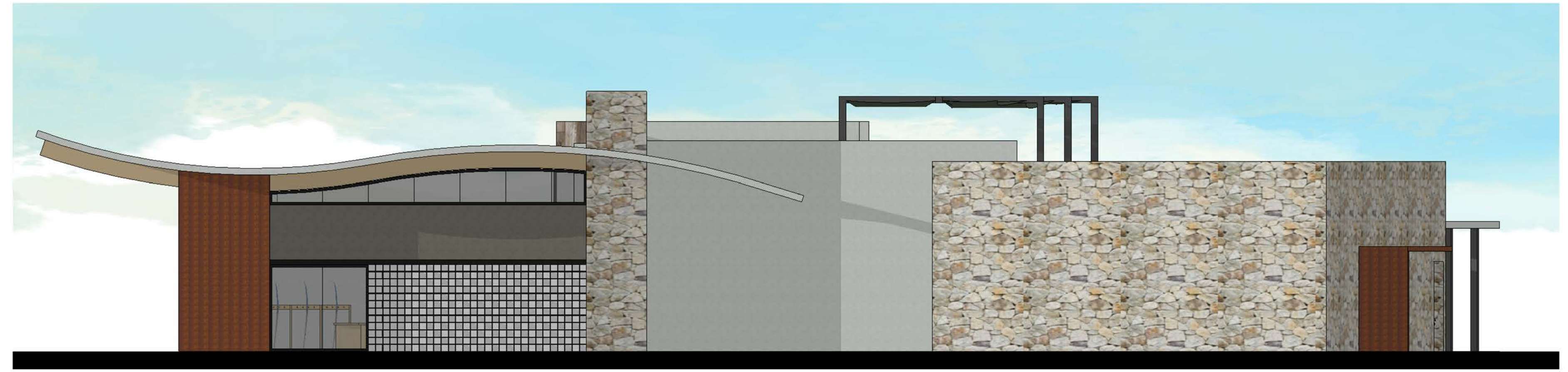
SURF CENTER ELEVATION COMPARISON

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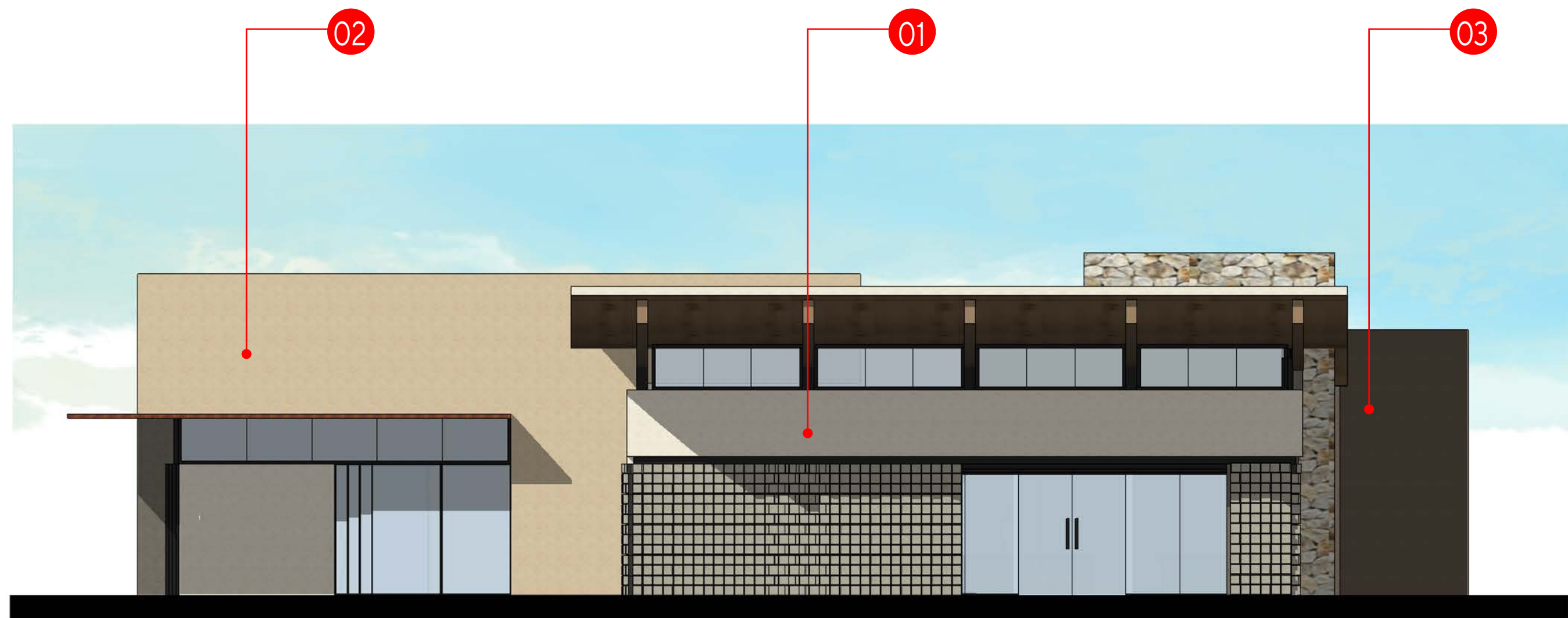




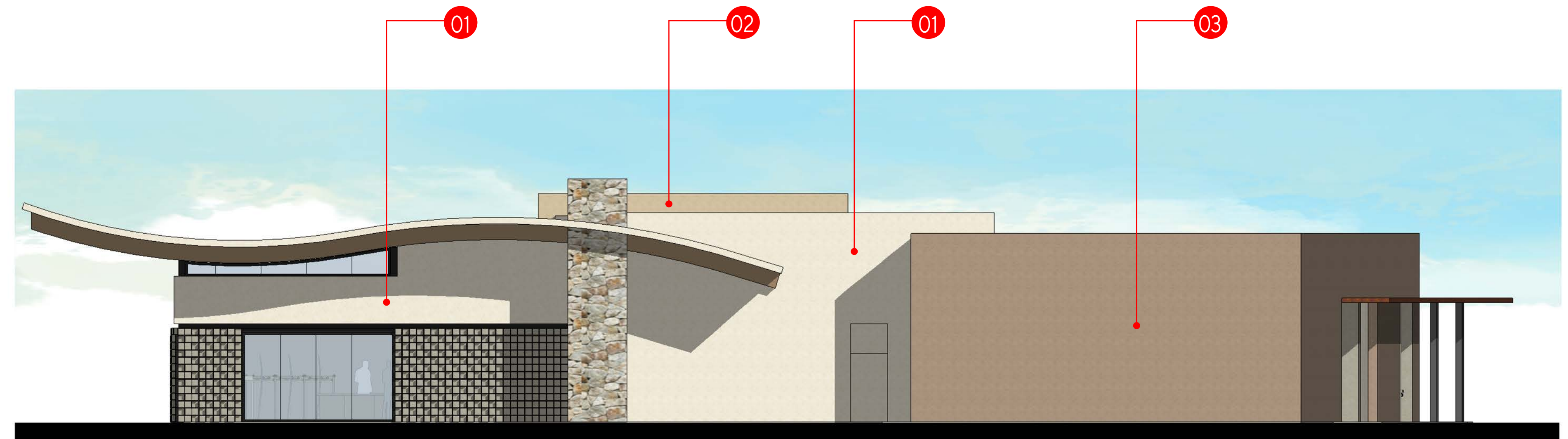
PREVIOUS DESIGN EAST ELEVATION



PREVIOUS DESIGN NORTH ELEVATION

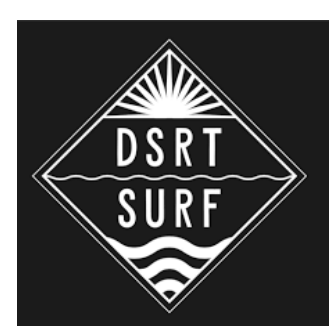


REVISED PROGRAM DESIGN EAST ELEVATION



REVISED PROGRAM DESIGN NORTH ELEVATION

ELEVATION KEYNOTES	
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DSRT SURF
 PALM DESERT, CA
 DESERT WAVE VENTURES, LLC

SURF CENTER ELEVATION COMPARISON

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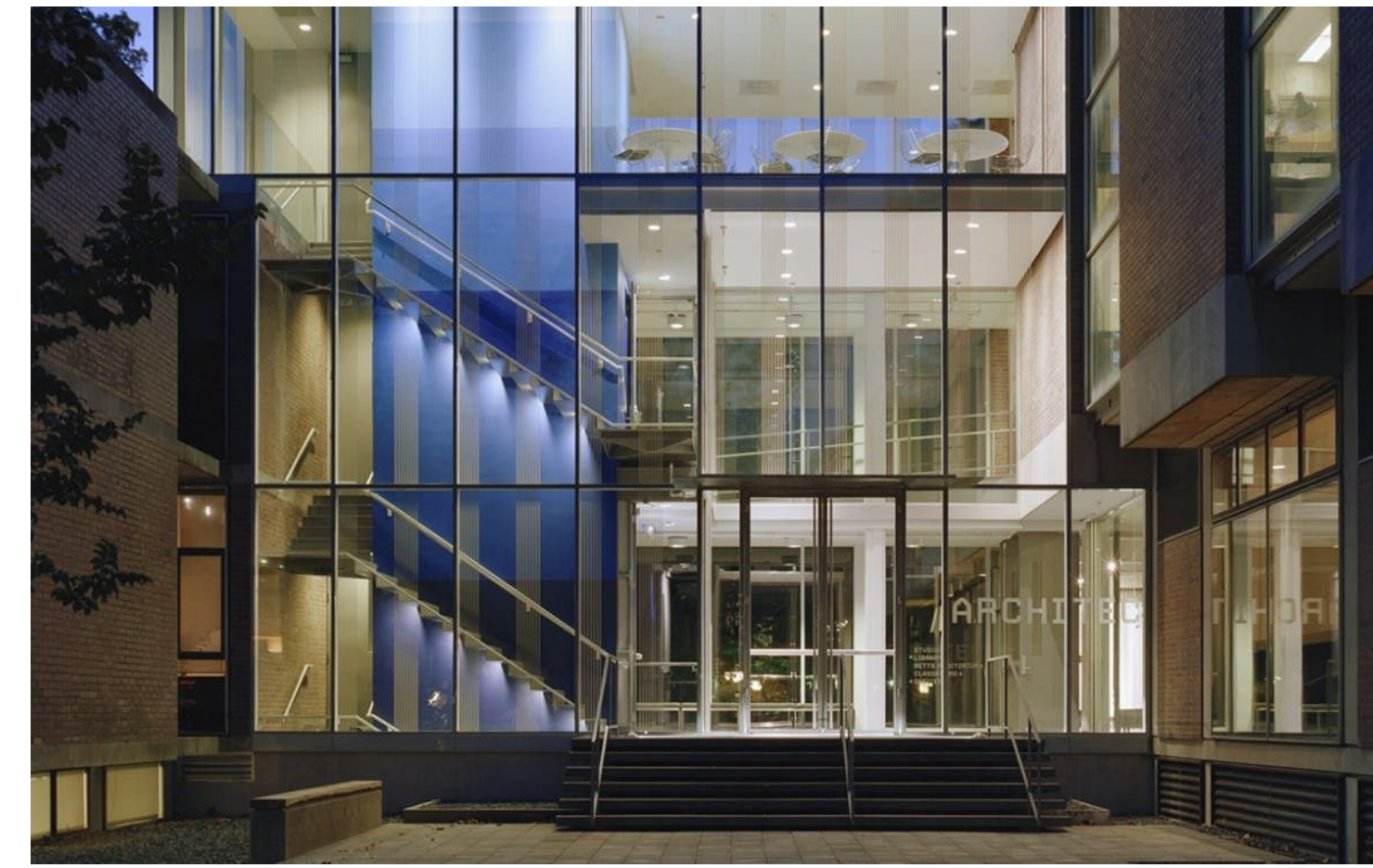




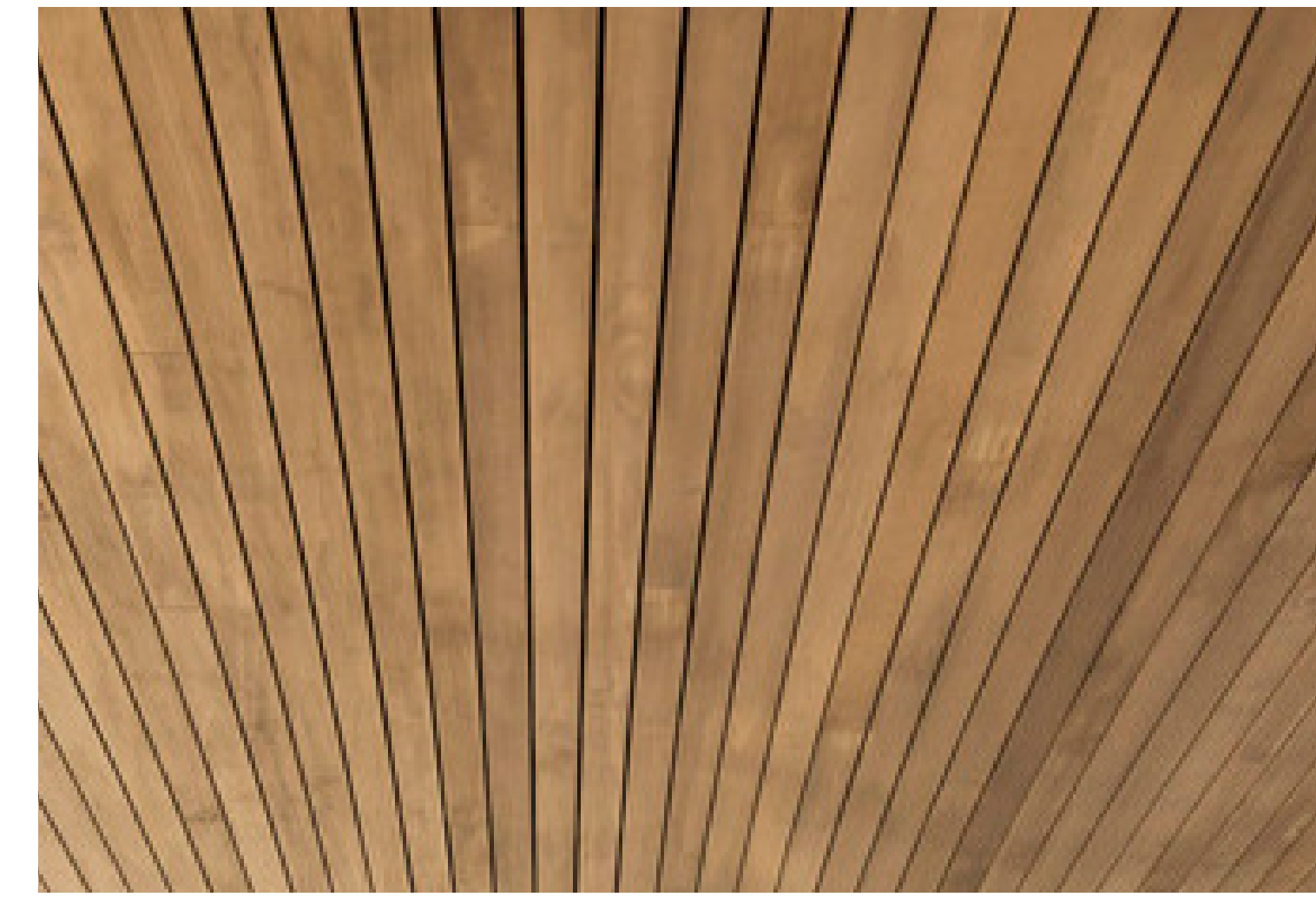
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OCOTILLO



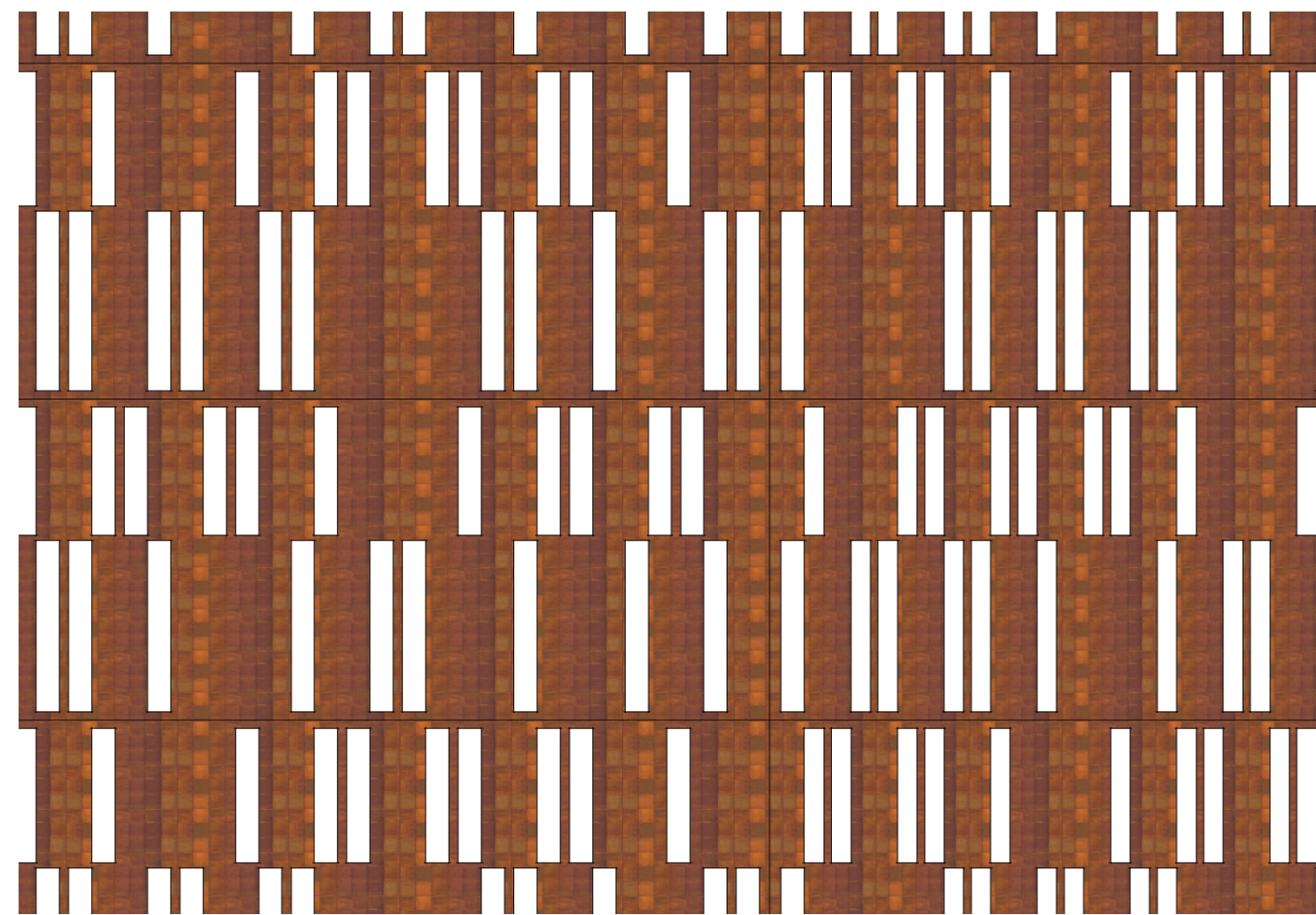
STOREFRONT GLAZING



COMPOSITE WOOD SIDING/CEILING



METAL PANEL



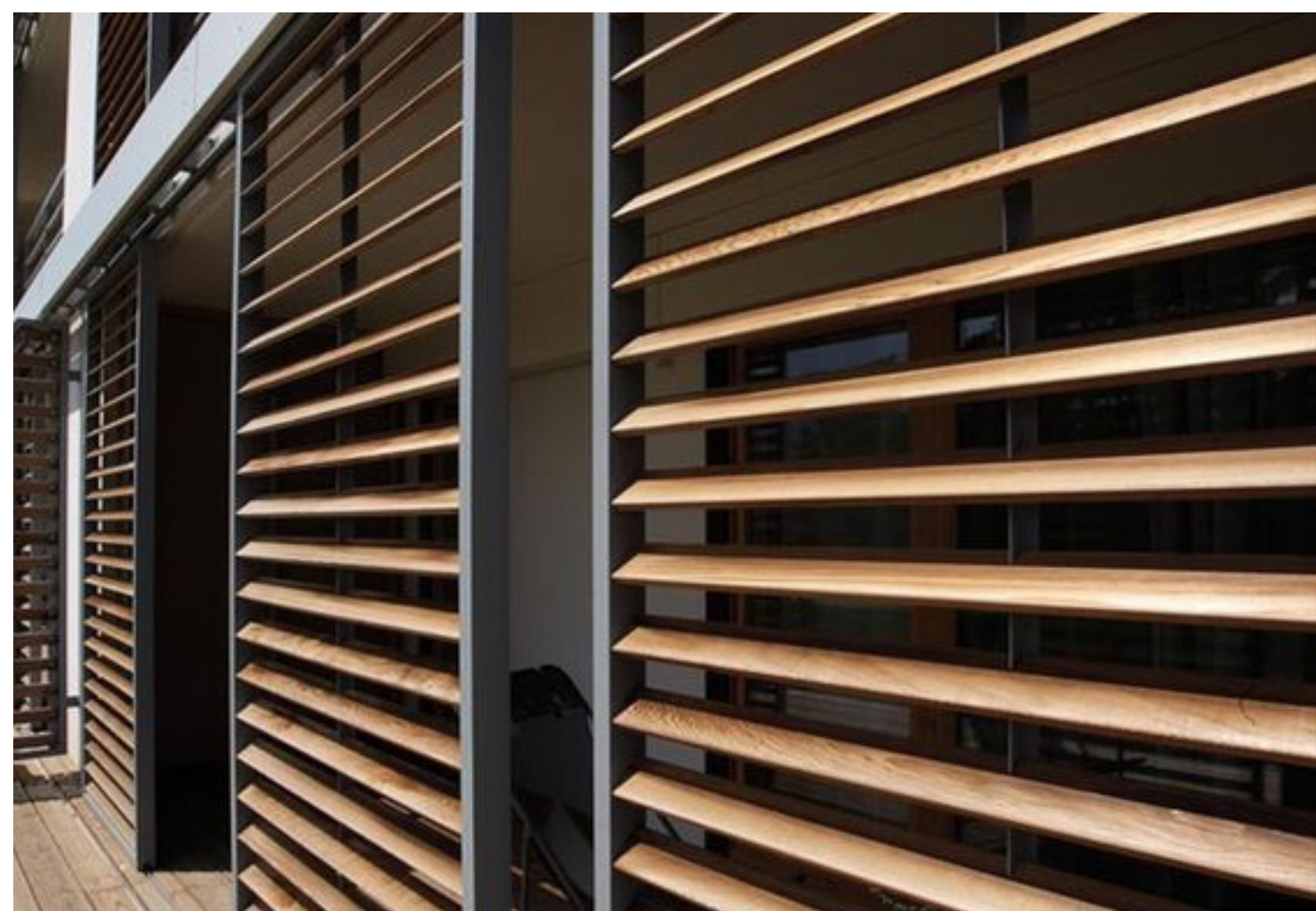
PERFORATED METAL PANEL



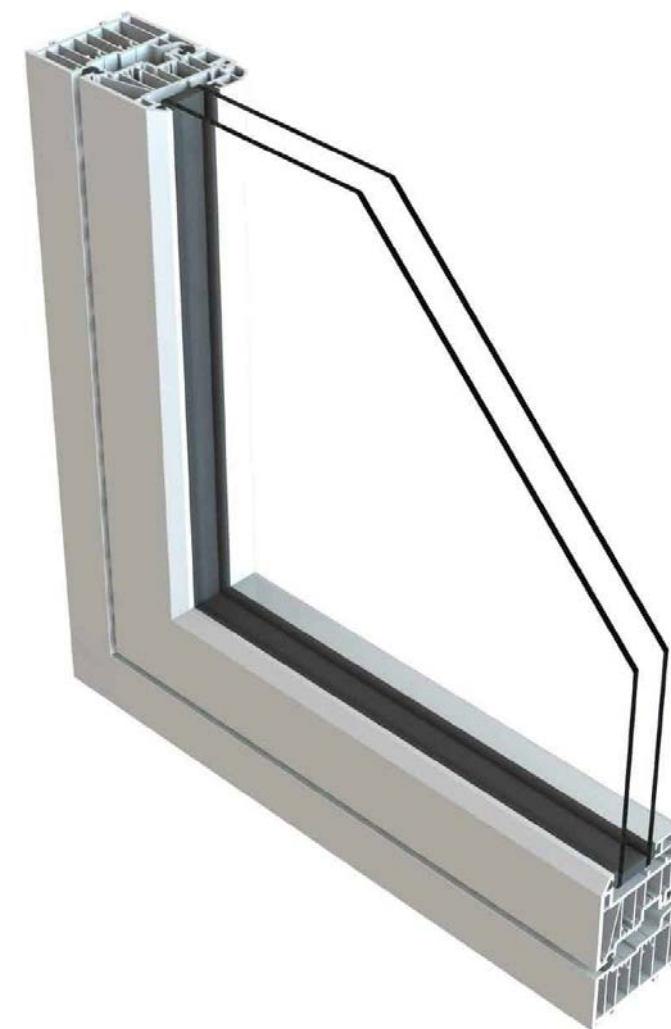
METAL CANOPY



GLASS RAILING



HORIZONTAL LOUVERS



FIXED LOW-E GLAZING



MASONRY BLOCK



METAL FENCE



DSRT SURF
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SURF CENTER, HOTEL & MATERIAL PALETTE





PAINTED STUCCO
Benjamin Moore - Wind's Breath



PAINTED STUCCO
Benjamin Moore - Spice Gold



PAINTED STUCCO
Benjamin Moore - Cabot Trail



PAINTED STUCCO
Benjamin Moore - Spanish Brown

PAINTED STUCCO
ACCENT PAINTS - DEEP INKY NAVY / DARK OLIVE

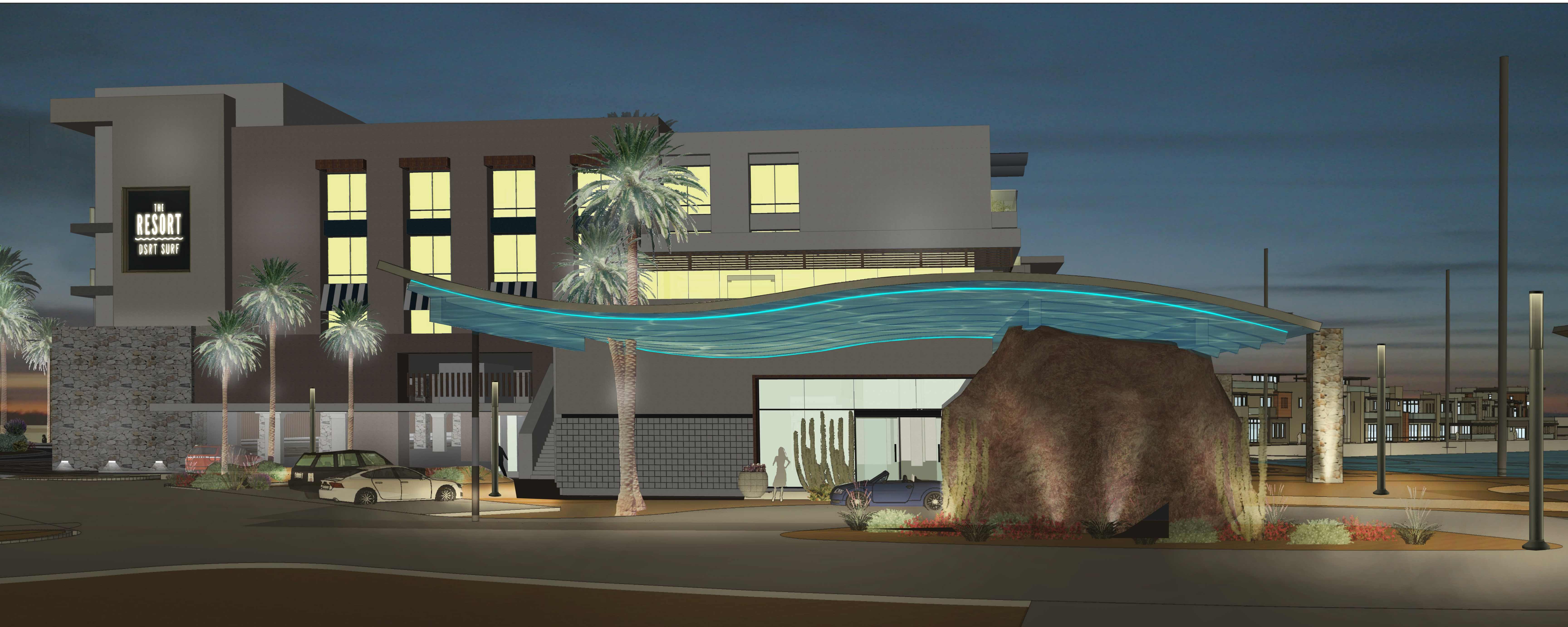


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SURF CENTER, HOTEL & MATERIAL PALETTE



Scale
Job No.
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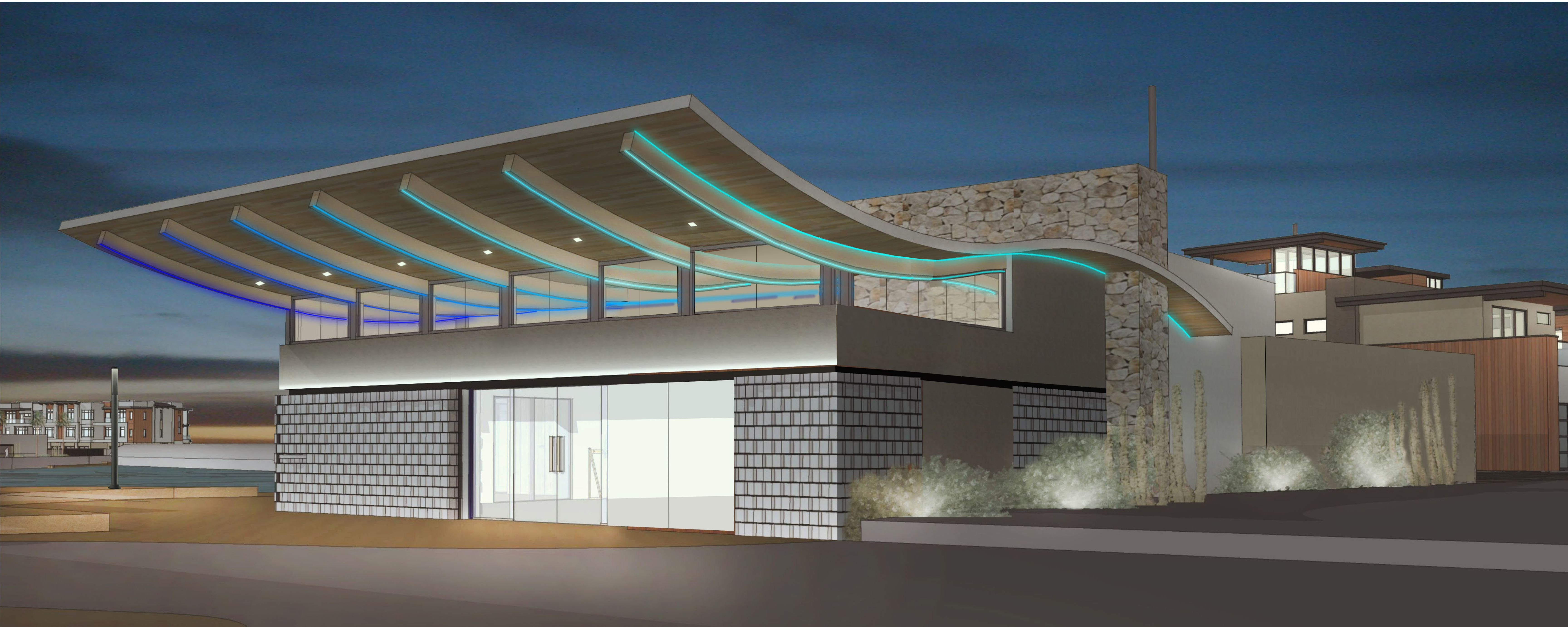
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HOTEL PORTE COCHERE LIGHTING RENDERING



15

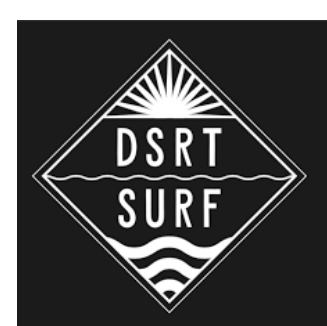
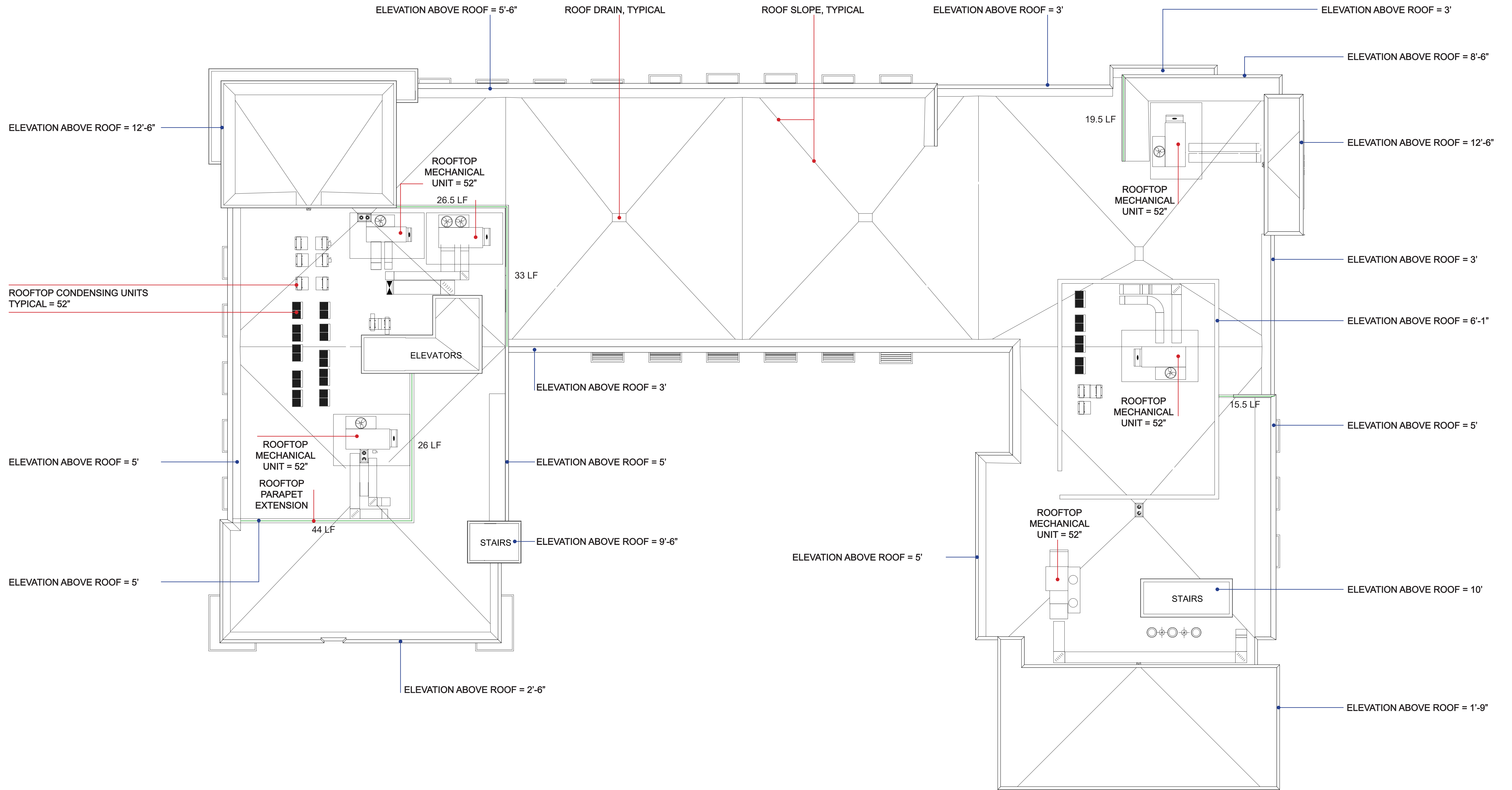
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SURF CENTER ENTRY LIGHTING RENDERING





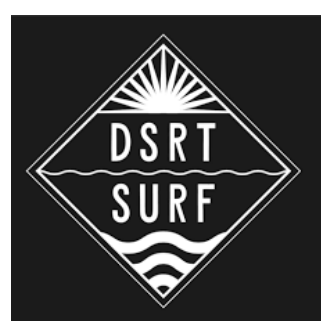
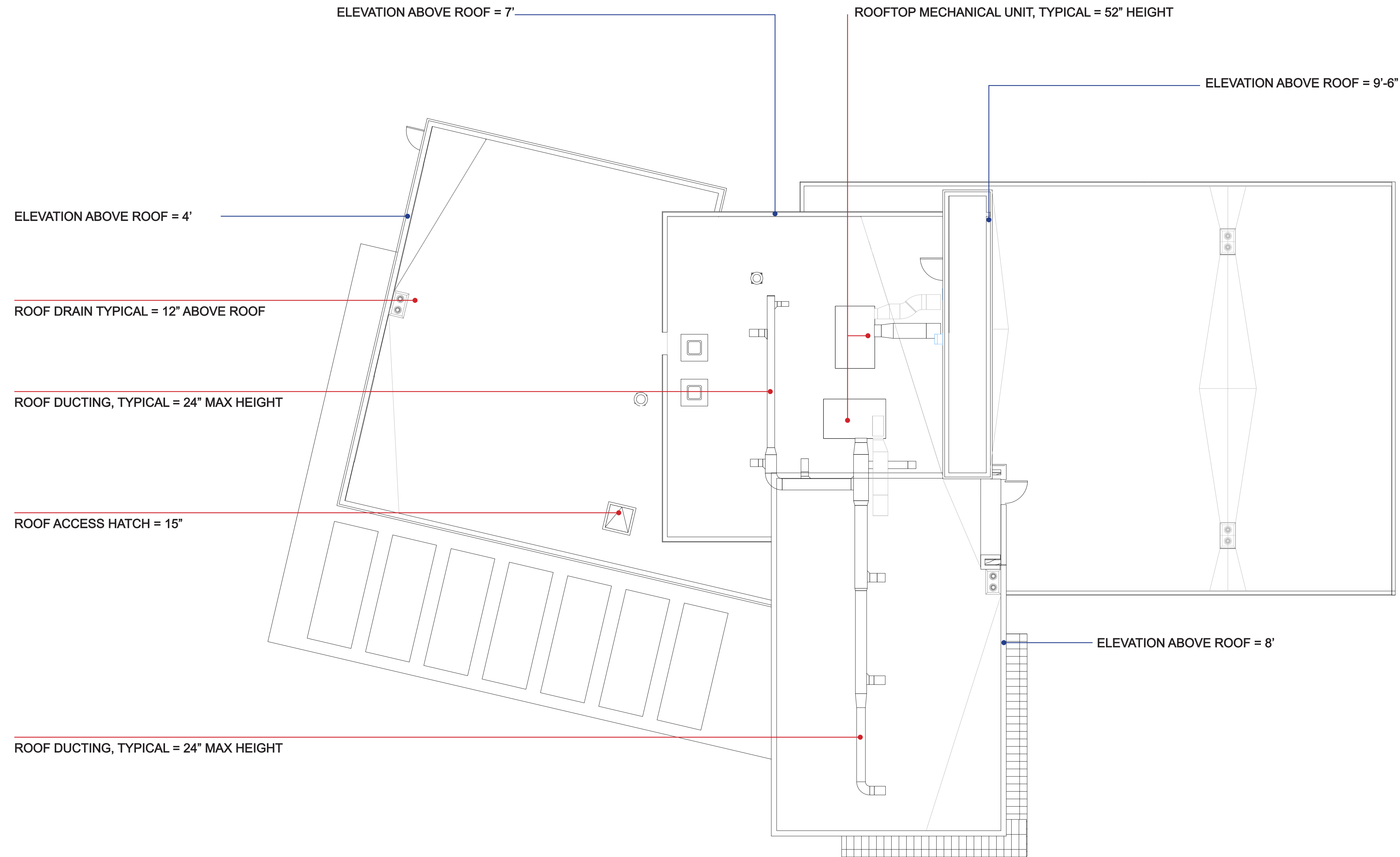
DSRT SURF
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HOTEL ROOF PLAN

SCALE: 3/32"=1'
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Scale
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DSRT SURF
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SURF CENTER ROOF PLAN

SCALE: 1/8"=1'
 0 | 8' | 16'

