

City of Palm Springs
ARCHITECTURAL ADVISORY COMMITTEE
Council Chamber, 3200 East Tahquitz Canyon Way, Palm Springs, California 92262

Minutes of July 20, 2015

CALL TO ORDER: Chair Fredricks called the meeting to order at 3:02 pm.

ROLL CALL:

Committee Members Present: Fauber, Hirschbein, Purnel, Secoy-Jensen, Song, Vice-Chair Cassady and Chair Fredricks

Committee Members Absent: None

Planning Commissioner Present: None

Also Present: Planning Director Fagg, AICP, Glenn Mlaker, AICP, Assistant Planner, David Newell, Associate Planner

REPORT OF THE POSTING OF AGENDA: The agenda was available for public access at the City Hall bulletin board (west side of Council Chamber) and the Planning Department counter by 4:00 pm on Wednesday, July 15, 2015.

ACCEPTANCE OF THE AGENDA: The agenda was accepted, as presented.

PUBLIC COMMENTS: No comments.

CONSENT CALENDAR:

1. APPROVAL OF MINUTES: JULY 6, 2015

M/S/C (Fauber/Secoy-Jensen, 7-0) Approve, as amended.

UNFINISHED BUSINESS:

2. PCG-SP VENTURE I, LLC, FOR A CONDITIONAL USE PERMIT FOR SPA USES AND A MAJOR ARCHITECTURAL APPLICATION FOR RENOVATIONS, ADDITIONS AND SITE REDESIGN LOCATED AT 333 EAST PALM CANYON DRIVE (CASE 5.1377 CUP / 3.1155 MAJ). (KL)

Associate Planner Lyon provided an overview of the proposed project.

Member Song asked what is the height of the concrete wall in front of lobby. (6' to 7')
Member Fauber verified the location of the uncovered screen block wall and the pitch of

roof over the lobby window.

Member Song verified the height of the privacy gate and questioned if the fascia color will be continued on the porte-cochere; she questioned the color of decorative blocks and noted a preference that the art wall be lowered.

Member Fauber verified the canvas detail at the railing and questioned if canvas will be used on the stairs.

Member Secoy-Jensen questioned the color of the vinyl windows. (white)

Member Hirschbein said he is pleased with the changes and verified the exterior details of the restaurant and lobby area.

Member Song requested that the canopy over the lobby be reduced in thickness.

Member Song commented on the following items:

- Window frames should be white;
- Consider reducing the height of the art wall;
- Leave solid end panels on east building to frame decorative block;
- Concerned about the restaurant elevation;
- Fascia of lobby building no deeper than 12".

Member Cassady said to leave the solid end panels on the east building.

Member Fauber said he is in favor of the white windows and stencil design on solid panels on the east building.

Member Secoy-Jensen suggested utilizing the Secretary of Interior Standards in restoring the decorative panels.

M/S/C (Fredricks/Fauber, 7-0) Subcommittee (Song, Hirschbein and Secoy-Jensen) to review/approve restaurant façade details (electronically).

NEW BUSINESS:

- 3. VILLA DE LAS FLORES FOR A MINOR ARCHITECTURAL APPLICATION TO CONVERT 35,400-SQUARE FEET OF TURF AREA TO DESERTSCAPE LOCATED AT 2401 GOLF CLUB DRIVE, ZONE RGA(8) (CASE 3.1351 MAA). (GM)**

Member Purnel noted a conflict of interest and recused himself and left the Council Chamber.

Associate Planner Lyon presented an overview of the proposed project.

Applicant: Denise Guisan, representing Randy Purnel Landscape Architects, responded to questions.

Member Fauber asked the applicant if they are willing to use the reclaimed water at the golf course.

Member Song asked if the turf is in conformance to what is allowed under the new guidelines.

Member Secoy-Jensen said that this could be used as an example for other landscape plans.

M/S/C (Fauber/Fredricks, 7-0) Approve and look into the possibility of using reclaimed water.

Member Purnel re-entered the Council Chamber.

4. CURT AND ATSUKO CLINE FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 1,280-SQUARE FOOT HOUSE ON A MAJOR THOROUGHFARE LOCATED AT 114 WEST SAN MARCO WAY, ZONE R-1-C (CASE 3.3885 MAJ). (GM)

Associate Planner Lyon presented an overview of the proposed project.

Member Fauber verified conformance to setbacks and structure of beams at courtyards.

Member Song verified conformance of parking/garage and questioned how the A/C will be handled and the location of the condenser/compressor.

Member Fauber asked about the use of decomposed granite.

Member Hirschbein questioned how they will avoid cracking of stucco. (4 coat system)

Member Secoy-Jensen said it's very well done and supports the project.

Member Purnel appreciates minimalist details of landscape and noted that the plant sizes are appropriate.

M/S/C (Fredricks/Secoy-Jensen, 7-0) Approve, as submitted.

5. ST. TROPEZ VILLAS HOA FOR A MINOR ARCHITECTURAL APPLICATION TO CONVERT 15,791-SQUARE FEET OF TURF AREA TO DESERTSCAPE LOCATED AT 651 E. ALEJO ROAD, ZONE MBR & I.L. (CASE 3.1237 MAA).

(DN)

Associate Planner Newell presented an overview of the proposed project.

JUAN ALVARADO, applicant, provided details and was available for questions.

Member Purnel questioned the retention of existing hedge (they are heavy water users) and verified the type/location of annual plantings. (Provides privacy and HOA requested to retain.)

Chair Fredricks questioned if high water use plantings are on a separate water line/meter. (Yes.)

Member Fauber said he is not worried about retaining the hedge and supports the project.

Member Hirschbein said he's concerned that the plantings look thin.

Member Song agrees that some of the hedge should be removed.

THOM BETTINGER said that the hedges provide security and aesthetics. The amount of turf should compensate for the hedges.

Member Hirschbein supports the HOA request to keep the hedges.

Member Purnel said he would like to see a partial phase out of hedges.

Chair Fredricks said there is a good variation in massing and plant sizes.

M/S/C (Fredricks/Fauber, 7-0) Approve, as submitted.

6. THE CANYONS HOA FOR A MINOR ARCHITECTURAL APPLICATION TO REMOVE EXISTING LOW-GROWTH PLANTS AND INSTALL NEW DESERT PLANTS ALONG THE BELARDO ROAD FRONTAGE AT 315 BIG CANYON DRIVE, ZONE R-2 (PD-272 OVERLAY) (CASE 5.0898 MAA). (DN)

Associate Planner Newel presented an overview of the proposed project.

JUAN ALVARADO, applicant, provided details and was available for questions. (No turf removal.)

Chair Fredricks verified the plants being removed and questioned erosion control plans. Member Song questioned the design of the columns at the entry point and recommended varying the height of the columns.

Member Purnel said he has a similar concern about the pots on the columns and questioned the new palms inside the gate. He expressed concern about the "busy-ness" of the plant varieties.

Member Cassady said the columns should be more natural in appearance.

Chair Fauber said the columns are antithetical to everything else in the plan and suggested more natural/organic forms.

Member Song said she has difficulty in reading the plan.

Chair Fredricks suggested forming a subcommittee and direct the applicant to submit larger drawing for review.

Member Purnel expressed concern with introducing a lot of southwestern materials and with the darker color of decomposed granite. He indicated it should be in harmony with the location.

COMMITTEE MEMBER COMMENTS:

Member Secoy-Jensen inquired about the status of the entry into the Hyatt Hotel (encroachment).

Member Hirschbein provided an update on the Downtown Park subcommittee meeting.

STAFF MEMBER COMMENTS: None.

ADJOURNMENT:

The Architectural Advisory Committee of the City of Palm Springs adjourned at 4:23 pm to the next regular meeting at 3:00 pm on August 10, 2015, Council Chamber, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

Flinn Fagg, AICP
Director of Planning Services