

CITY OF PALM SPRINGS

ARCHITECTURAL ADVISORY COMMITTEE

Council Chamber, City Hall
3200 East Tahquitz Canyon Way, Palm Springs, CA 92262

MINUTES OF DECEMBER 6, 2010

CALL TO ORDER: Vice-Chair O'Donnell called the meeting to order at 3:00 p.m.

ATTENDANCE - YTD	Present:	#	Absent:	#	Total
Paul Ortega	X	20		3	23
William Kleindienst, Chair		20	X	3	23
Chris Sahlin	X	21		2	23
Lance O'Donnell, Vice Chair	X	20		3	23
Michael King	X	21		2	23
Robert Parker		13	X	10	23
Patrick McGrew	X	21		2	23
Donald Wexler		3			N/A
Ana Maria Escalante		8			N/A

(The attendance record is from January 2010 through the meeting of December 6, 2010)

Planning Commission Members Present: Commissioner Munger

APPROVAL OF MINUTES: Approval of Minutes for meeting of November 22, 2010 with one correction for agenda item # 4 Case 3.1018.

ACTION: M/S/C (McGrew / Sahlin, 5-0) To approve the minutes of November 22, 2010 with one correction to agenda item # 4 Case 3.1018.

REVISIONS TO AGENDA: After a discussion by the members of the AAC it was decided that agenda item # 6, Case 3.0182 MAA would be moved after agenda item # 2.

Agenda item # 3 Case SP-10-007 VIP Motor Cars LTD was withdrawn from the agenda at the request of the applicant.

PUBLIC COMMENTS: Three (3) minute time limit per person on matters within the jurisdiction of the Architectural Advisory Committee.

There were no public comments.

AGENDA ITEM #2: Case 3.833 MAA – HSPB # 53 – Chase Bank

JPMorgan Chase National Association for new landscaping and exterior hand and guard railing for the Chase Bank located at 499 South Palm Canyon Drive, Zone CBD, Section 15. (DN)

Associate Planner Newell described the proposed project and noted that this property is a Class 1 Historic Site and the Historic Site Preservation Board will review the proposal on

December 14, 2010. He stated that there is a correction to page 2 of the staff report: the last paragraph should read *“All landscaping will be replaced with the exception of some boulders and most trees. Four Olive Trees along Ramon Road will be replaced with the same species...”*

Member Ortega asked if the total area of landscape modification exceeded 2,500 square feet. Mr. Ortega said it appeared the project does exceed this threshold and would be subject to the State’s Water Efficient Landscape Ordinance. Planner Newell stated that he has spoken with the applicant about these requirements.

Mr. Matt Kohlenberger of Conceptual Design and Planning Co. provided additional information on the project. He clarified that his firm is aware of the State’s ordinance and will comply with all requirements in the final design stages. He was available to answer questions.

Member Sahlin questioned installation of glass panel. Mr. Kohlenberger stated the panel is proposed to be installed in a channel.

Member Ortega recommended removal of Codylin, Sedum, Juniper and Cypress plants. He stated these plants will not survive through next year. Mr. Ortega suggested that the applicant contact the Coachella Valley Water District for a copy of their “Lush and Efficient” landscape publication when deciding on the final landscape design.

Member King thanked the applicant for upgrading property. He suggested removing trees adjacent to southeast and northeast corners of building so there would be better visibility of architecture. Mr. King was opposed to installing glass panels in a channel in the inverted parabolic arches; he suggested that the glass be off-set from the arches.

Member McGrew agreed with Mr. King and requested the applicant to install low growth planting in front of the water feature.

ACTION: M/S/C (McGrew / Sahlin, 5-0-2; absent / Kleindienst & Parker) To recommend approval, subject to the following conditions:

1. All proposed and existing guard and hand rails on the property shall be painted the same color as the curtain-wall on the east elevation or slightly lighter;
2. Glass panels shall be a continuous piece with ½” to 2” stand-off from columns;
3. Existing Olive tree at the northeast corner of the building shall be removed from landscaping;
4. Existing Melaleuca tree at the southeast corner of the building shall be removed from landscaping;
5. Cordyline, Stonecrop and Cypress plants should be removed from plant palette.

AGENDA ITEM #3: Case SP-10-007 – VIP Motor Cars LTD

VIP Motor Cars LTD for a sign program to facilitate signage at multiple automobile dealerships at the southeast corner of Cherokee Way and East Palm Canyon Drive, Zone C-2, Section 30. (DN)

This agenda item was withdrawn at the request of the applicant. The AAC will review this item at a future meeting.

ACTION: No Action Taken

AGENDA ITEM #6: Case 3.0182 / HD 2 – Royal Hawaiian Estates HOA

Royal Hawaiian Estates for the refabrication and reinstall of tiki apexes previously removed from “outrigger beams” at 1774 South Palm Canyon Drive, Zone R-2, Section 26. (GM)

Vice-Chair O'Donnell and Member McGrew recused themselves and left the chamber. Member Ortega assumed the Chairmanship of the AAC for this agenda item.

Assistant Planner Mlaker gave an introduction to the project and stated that Royal Hawaiian Estates HOA had hired O2 Architecture to design working documents that would replace tiki apexes removed in the 1990's. The tiki apexes were located at the ends of the “outrigger beams” and were painted orange to match other existing historic elements. Royal Hawaiian Estates was designed by Donald Wexler who was consulted in the refabrication and structural drawings. The Historic Site Preservation Board (HSPB) will review this project at their December 14, 2010 meeting being that this development is a historic district.

Bill Lewallen representing Royal Hawaiian Estates HOA stated that the tiki apexes are a significant element of the historic buildings. The placement of the apexes were done in conjunction with the buildings “flying 7's” and both elements were designed together.

Ron Marshal representing the Palm Springs Preservation Foundation stated that a grant was awarded to Royal Hawaiian Estates to design and install the tiki apexes. One requirement of the grant was that the project was designed professionally. In addition the Palm Springs Preservation Foundation required that the design be low maintenance; that a prototype be installed; and that a professional architect be hired. Mr. Marshall stated that it was a pleasure to work with the Royal Hawaiian Estates Board.

Member King asked the applicant if working drawings showed the sheet metal extending across the “outrigger beam” back to the building.

ACTION: M/S/C (King / Sahlin, 3-0-2, abstain O'Donnell, McGrew) To recommend approval.

AGENDA ITEM #4: Case 5.1241 CUP & 6.521 VAR – Von’s Fuel Station

The Travis Companies, Inc. on behalf of Von’s for a final review of an approved gasoline fuel center for the property located at 4701 East Palm Canyon Drive (Rimrock Plaza), Zone W-C-D-N, Section 30. (DN)

Associate Planner Newell provided background on the project. The project is an approved gasoline station that has had design revisions based on the Council’s direction.

Vice Chair O’Donnell asked staff about the final review process for this project. Planner Newell stated that the City Council gave the Director of Planning final approval authority on the final design.

Mr. Karl Huy described all of the changes that were made to the project.

Members McGrew, King and Sahlin were unsatisfied with proposal and thought it should be better.

Member Ortega appreciated expansion of landscaping and felt the plant palette is acceptable.

Vice Chair O’Donnell agreed with the Committee. He said the trellis on the south and north elevations should wrap entire elevation. Overhang should be singular piece building.

ACTION: M/S/C (Sahlin / King 5-0-2, absent / Kleindienst & Parker) To re-study project.

AGENDA ITEM #5: Case SP-08-002 – Desert Oasis Health Care

Desert Oasis Health Care for an amendment to a previously approved sign program for Airport Park Office Complex to add one 74.75 square foot main sign on the second floor at 275 North El Cielo Drive, Zone A, Section 13. (GM)

Assistant Planner Mlaker stated that the applicant Desert Oasis Health Care (DOHC) seeks to amend a previously approved sign program for the office building complex known as The Airport Park. This development consists of two one-story buildings built in the 1970’s currently occupied by DOHC, and a new building completed in 2010. A sign program was approved by the Planning Commission for this complex in 2008. At that time the owner of the office building (The Abbey Company) intended for the building to contain multiple tenants. DOHC has leased all three buildings and is in the process of consolidating other Valley offices.

The sign amendment request would allow for internally neon illuminated acrylic faced channel letters with logo mounted on an aluminum back plate and attached to the second-story steel beam. The letters of the sign will be eighteen (18) inches in height totaling 74.75-square feet with text centered in the middle of the building. No other signs will be permitted on the building.

Ed Landen from Sign-A-Rama, representing (DOHC) stated that the original sign program as approved allowed for two signs located on block pillars facing El Cielo Drive. The approved sign locations will not meet the requirements of his client because existing landscaping has been planted in front of the sign areas obscuring visibility. The original intent of the sign program was for a multi-tenant building. His client has leased the entire complex and a larger identification sign is needed. The location of the sign is restricted to the front metal beam that runs along the second-story. The owner of the complex, The Abbey Company, will not allow any sign attached to the glass portions of the building.

Member Sahlin asked Mr. Landen for clarification on the cut-out sign logo versus a straight line for the word "Healthcare". He also requested that the original architect of the building be consulted on the placement and design of the sign. He suggested that the applicant explore the idea of designing a monument sign placed at the street for greater visibility.

Member Ortega asked the applicant if this site would become the main campus for DOHC. He stated that the sign as designed and with the proposed sign location on the metal beam does not blend well with the overall building.

AAC members offered the following comments and recommendations:

- 3.a The applicant contact the original building architect and seek input on the sign design and building placement.
- 3.b As an alternative, explore the possibility of adding a vertical monument sign at the complex entrance.

ACTION: M/S/C (Sahlin / Ortega, 5-0) To recommend a re-study of the project.

CHAIRMAN / COMMITTEE / STAFF COMMENTS:

Member McGrew stated that he was pleased that a representative of the Planning Commission was regularly attending the AAC meetings. He asked Commissioner Munger the status of vacancy postings for expiring terms of AAC members.

Commissioner Munger congratulated the AAC members for being professional and being an integral part of the City government and recognized all the good work of the AAC.

Principal Planner Robertson stated that the Planning Commission did discuss the upcoming vacant positions. He mentioned that expiring AAC members will be asked to stay on until such time as new members are appointed. A vacancy notice has been issued by the City Clerk.

A poll was taken of the members for attendance at the December 20, 2010 meeting. All members but one responded that they could attend a meeting on that date.

ADJOURNMENT:

There being no further comments, the AAC meeting adjourned at 4:30 p.m.

Edward O. Robertson
Principal Planner

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