

CITY OF PALM SPRINGS

**ARCHITECTURAL ADVISORY COMMITTEE**

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

**MINUTES OF NOVEMBER 7, 2011**

**CALL TO ORDER:** Chair Kleindienst called the meeting to order at 3:00 p.m.

| <b>ATTENDANCE - YTD</b>    | <b>Present:</b> | <b>#</b> | <b>Absent:</b> | <b>#</b> | <b>Total</b> |
|----------------------------|-----------------|----------|----------------|----------|--------------|
| William Kleindienst, Chair | X               | 17       |                | 1        | 17           |
| James Harlan, Vice Chair   | X               | 17       |                | 0        | 17           |
| William Fauber             | X               | 17       |                | 0        | 17           |
| Gary Fredricks             |                 | 11       | X              | 6        | 17           |
| Susan Secoy Jensen         | X               | 16       |                | 1        | 17           |
| Randy Purnel               | X               | 14       |                | 3        | 17           |
| Paul Ortega *              | X               | 7        |                | 0        | 7            |
| Dan Thompson **            |                 | 2        |                | 0        | 2            |
| Donald Wexler              |                 |          |                |          | N/A          |

(Attendance record begins on January 2011 through the meeting of November 7, 2011.)

\* Member Ortega's attendance record begins on August 8, 2011; Member Thompson's attendance record begins on October 10, 2011)

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Planning Commission Members Present: Commissioner Roberts

**APPROVAL OF MINUTES:** Approval of Minutes for meeting of October 24, 2011 with one correction as noted.

**ACTION:** M/S/C (Jensen / Fauber, 5-0-1, abstain Kleindienst) To approve the minutes of October 24, 2011 with one correction as noted.

**REVISIONS TO AGENDA:** None

**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 3.2312 MAA – Restudy – Allen Ladd Building**

Ray Rooker, architect, for a minor architectural renovation and landscaping upgrade at the Allen Ladd Building located at 500 South Palm Canyon Drive, Zone C-1, Section 22.

Assistant Planner Mlaker stated that the AAC previously reviewed this case at their October 24, 2011 meeting and recommended a restudy with the following comments:

1. Submit redesigned canopy drawings that relate to the architectural elements of the building.
2. Submit a cohesive landscape plan.

The applicant resubmitted plans with a new canvas awning design, and a revised landscape plan. The property owner is seeking a favorable recommendation to remove portions of the exterior walls on the north and south elevation for a new three-story window system.

Ray Rooker, project architect stated that the revised landscape plan has eliminated annual flowers and moved toward a desert landscape plant palette. The property owner would like to continue with the previous request for the three-story glass windows to replace stucco wall elements.

Member Jensen stated that she does not support the proposed alteration of the building exterior for new windows and supports the use of awnings above the entryways.

Member Ortega asked for clarification on the placement of ornamental grasses shown on the revised landscape plan. He requested that the planter beds around the entire building be addressed providing cohesive planter beds.

Member Fauber asked if signage would be added to the new awnings. Supports the proposed new windows.

Member Purnel requested that existing turf along Indian Canyon Drive be eliminated and replaced with appropriate plants from the proposed palette. Integrate the plant palette in all beds. Does not support the removal of the stucco walls for new windows.

Vice Chair Harlan stated that he can support the glass windows.

**ACTION:** M/S/C (Harlan / Fauber, 4-2, against Purnel, Jensen) To recommend approval for the placement of two canvas awnings above the entry doors; removal of stucco walls to be replaced with a three-story glass system; and landscape plan to include the removal of all turf areas and an integration of proposed plants into existing planter beds.

**AGENDA ITEM #3: Case 3.1198 MAA – HSPB 27 – El Paseo Building**

Workshop Kitchen and Bar for tenant improvements to Suite G at the El Paseo Building, a Class 1 historic property, to allow a restaurant use located at 800 N. Palm Canyon Drive, Zone C-1, Section 1.

Assistant Planner Mlaker presented the plan and described six elements for exterior changes as follows:

1. Removal of an existing block wall covered with a metal screen to be replaced with a large display window similar to adjacent tenant space.
2. Removal of the concrete curb around existing planter box so as to match other planter beds in the courtyard (existing palm tree planter circle).

3. Removal of glass door to be replaced with new wooden door.
4. Lighting revisions within the courtyard area.
5. The addition of an evaporative cooler with aluminum metal screen on the roof of a rear accessory building.
6. The addition of one wall mounted exhaust fan and two roof mounted exhaust fans with penetration below the roof ridge.

He stated that the Planning Director has waived Section 93.03.00 requiring mechanical screening of the two roof mounted exhaust fans. The total square footage of the proposed restaurant is approximately 5,108.

Allen Sanborn, Architect and Michael Beckman – owner, were present and answered questions. They stated that the removal of the block wall and addition of wooden door is a restoration and will not mimic original conditions.

Chair Kleindienst asked if the evaporative cooler would be cut into the accessory building roof.

Member Fauber asked for clarification on the removal of the planter bed curb.

Member Ortega asked if the door will be a restoration that will be exactly like the door in the historical photograph shown at the meeting. Supports a wooden door.

Vice Chair Harlan asked Staff if there was a detail of the door and if the sidelight would remain in the door design. He does not support the saw cutting of the patio for the purpose of adding recessed lighting. Supports the placement of the original wooden door as it appears in historic photograph.

Member Purnel asked for clarification on the door proposal. Does it include the side light or one large door.

**ACTION:** M/S/C (Jensen / Purnel, 5-0) To approve as submitted with the following recommendations:

- 3.a Door to be designed in a way that will be one cohesive element to include a sidelight in a store front glass or historic wooden door as depicted in submitted photograph.
- 3.b No saw cutting of concrete patio in front of door.

**ADJOURNMENT:**

There being no further comments, the AAC meeting adjourned at 4:04 p.m.

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Edward O. Robertson  
Principal Planner