

CITY OF PALM SPRINGS

ARCHITECTURAL ADVISORY COMMITTEE

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

MINUTES OF FEBRUARY 25, 2013

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

ATTENDANCE - YTD	Present:	#	Absent:	#	Total
William Kleindienst, Chair	X	4		1	4
James Harlan, Vice Chair	X	4		0	4
William Fauber	X	4		0	4
Gary Fredricks		2	X	2	4
Susan Secoy-Jensen		3	X	1	4
Randy Purnel	X	4		0	4
Dan Thompson	X	4		0	4
Donald Wexler					N/A

(Attendance record begins on January 2013 through the meeting of February 25, 2013.)

Planning Commission Members Present: None

APPROVAL OF MINUTES: Approval of Minutes for meeting of February 11, 2013 as presented.

ACTION: M/S/C (Fauber / Thompson, 5-0) To approve the minutes of February 11, 2013.

REVISIONS TO AGENDA:

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 3.3614 MAA – Usher Residence

A request by Linda Usher for a 5,165-square foot single family residence on a hillside lot at 801 Panorama Road, Zone R-1-A. (KL)

ACTION: M/S/C (Harlan / Fauber, 6-0) To recommend approval of paint scheme, new awnings, and patio railing material.

AGENDA ITEM #3: Case 5.1293 PDD / TTM 26525 – Sol Palm Springs

A request by SOL PS, LLC, for a gated residential community of 46 homes in individual lot on 7.11 acres at 400 North Avenida Caballeros (northeast corner of Avenida Caballeros and Amado Road), Zone HR, Section 14. (KL)

ACTION: M/S/C (Fauber / Fredricks, 6-0) To recommend approval as submitted with the stipulation that the color be set at white.

AGENDA ITEM #4: Case 5.1295 CUP / 6.528 VAR – AT&T Mobility

Cable Engineering Services on behalf of AT&T Mobility for a wireless telecommunications facility consisting of a forty-eight foot high broadleaf mono-tree and an 800-square foot equipment area surrounded by a ten-foot high block wall at the southeast corner of the property located at 4185 East Palm Canyon Drive, Zone C-2, Section 30. (DN)

Associate Planner Newell presented the project to the AAC as outlined in the staff memorandum. He stated that the applicant is proposing a co-locatable antenna structure designed to mimic a broadleaf tree. Staff is opposed to this type of design and would recommend a simple monopole structure or monopole designed to mimic a palm tree.

Rob Searcy of Prescott Communications stated that the broadleaf tree was proposed due to its higher durability than that of a monopalm structure. This design also allows for easier co-location of telecommunication carriers.

No other comments from the public were received.

Member Fauber stated his preference for a simple monopole tower. He felt the maintenance with the proposed design may be an issue.

Member Purnel expressed concern with the esthetics of a monopole, but did not feel the proposed broadleaf tree was acceptable either. A high quality monopalm would be better.

Member Thompson agreed and believed landscaping should be installed around the facility to soften the appearance.

Chair Kleindienst was not in favor of the proposed design, but would accept a monopole or monopalm design.

ACTION: M/S/C (Harlan / Fauber, 5-0) To re-study the proposal, subject to redesigning the structure to appear as a high quality monopalm, using an integral color block and providing enhanced landscaping around the facility.

AGENDA ITEM #5: Case 5.1132 PDD – 333 – Dolce Hotel

Preliminary discussion of future amendment to an approved Planned Development for hotel and condominiums by CDI Ventures LLC, located at northeast corner of Amado Road and Calle Alvarado, Zone HR, Section 14. (CE)

Planning Director Ewing stated that this item is before the AAC for preliminary discussions with no action and a formal submission will be filed at a later date. He gave a brief history of the project pointing out that the original approval for this site occurred in 2007 with an amendment on 2009 and subsequent time extensions of the PD.

John Raymond, City Economic Director described the history of the past and future needs of the Convention Center and discussed the need to increase group meeting business. The new site proposal is for an upscale boutique hotel to meet today's market of business groups and pleasure travelers. Studies have shown that Palm Springs needs 800 to 1,000 additional new hotel rooms to meet the need of bringing in larger conventions.

Laurie Kibby, developer of the site stated that the revised project will include 200 hotel rooms and possible 200 residential villa units with structured parking. The Dolce brand is a high end boutique hotel with meeting space, restaurants, and outdoor pool areas. The proposed hotel will have a height of 54 feet which is less than what was originally approved with underground parking. Access to the site will be from Amado Road with below grade check-in.

Vice Chair Harlan asked for clarification on future phasing. He is concerned with the pedestrian experience and feels that as proposed the hotel has a weak entry. The placing of a sidewalk next to the sloping driveway does not provide a good walking experience.

Member Purnel asked if the surfacing parking shown would be used by the Convention Center. He stated that he likes the hotel location setback from the street and the site plan is well thought out. He does not have an issue with the hotel height being that the originally approved plan includes a higher structure.

Member Fauber asked about pedestrian connections from the hotel and Convention Center. He supports the proposed hotel siting with the large curve design.

Member Thompson is concerned with pedestrian access.

Chair Kleindienst stated that pedestrian movement will need to be studied. A mid-block cross walk may work with the internal layout of the convention center. He likes the location of the hotel pulled away from the street to allow for the pool and outdoor activities. Proposed condominiums should take an organic and not boxy feel; likes the rooftop decks and function space. He supports the underground parking.

No action was taken.

CHAIRMAN / COMMITTEE / STAFF COMMENTS: None.

ADJOURNMENT:

There being no further comments, the AAC meeting adjourned at 5:45 p.m.

Edward O. Robertson
Principal Planner