

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

Minutes of April 20, 2020

CALL TO ORDER: Chair Jakway called the meeting to order at 5:30 pm.

ROLL CALL:

Committee Members Present: Doczi, Lockyer, McCoy, Poehlein, Walsh, Vice Chair Rotman, Chair Jakway

Alternate Committee Member: Thompson

Planning Commissioner: None

Staff Present: Director Fagg, Principal Planner Newell, Associate Planner Kikuchi, Engineering Associate Minjares, Associate Planner Mlaker, Assistant Planner Perez

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 6:00 pm on Thursday, April 16, 2020.

ACCEPTANCE OF THE AGENDA:

Chair Jakway requested Item 2 be removed from the Consent Calendar for further discussion.

Doczi, seconded by Walsh to remove Item 2 from Consent Calendar for further discussion and accept the Agenda, as amended.

AYES: DOCZI, LOCKYER, MCCOY, POEHLEIN, WALSH, ROTMAN, JAKWAY

PUBLIC COMMENTS:

GARY JOHNS, Palm Springs Preservation Foundation, president, spoke in reference to Item 7 (Town & Country Center), said that the Board of Directors wholeheartedly supported the project, as presented. Mr. Johns said he and several members of the Preservation Foundation attended the Historic Site Preservation Board Meeting when

this project was presented and they are familiar with the development.

BARBARA MARSHALL, Palm Springs Preservation Foundation, board member, said she's been involved in PSP's advocacy for the historic preservation of the Town & Country Center for more than a decade and is in full support of this plan.

CONSENT CALENDAR:

Rotman, seconded by McCoy to approve Items 1 and 3, as presented.

AYES: DOCZI, LOCKYER, MCCOY, POEHLEIN, WALSH, ROTMAN, JAKWAY

1. APPROVAL OF MINUTES: MARCH 2, 2020

Approved as part of Consent Calendar. (Noting Chair Jakway's abstention on the minutes.)

3. BRANDON MCCURLEY, ON BEHALF OF PARKER PALM SPRINGS II, LLC, FOR THE ARCHITECTURAL ADVISORY COMMITTEE (AAC) TO REVIEW CONFORMANCE OF THE PARKER HALL PROJECT, WHICH PROPOSES THE CONSTRUCTION OF THIRTY-TWO (32) HOTELS UNITS, TWO (2) PARKING LOTS, AND NEW LANDSCAPING, WITH THE CONDITIONS OF APPROVAL IMPOSED BY THE AAC AT INITIAL REVIEW FOR THE PARKER PALM SPRINGS PROPERTY LOCATED AT 4200 EAST PALM CANYON DRIVE, ZONE PDD 58 (CASE NO. 3.2451 MAJ). (NK)

Approved as part of Consent Calendar.

EXCLUDED FROM CONSENT CALENDAR:

2. GIAMPIERO AND SUE CAPELLI, OWNERS FOR A MAJOR ARCHITECTURAL REVIEW FOR THE CONSTRUCTION OF A 3,878-SQUARE FOOT SINGLE-FAMILY HOUSE ON A HILLSIDE LOT LOCATED AT 2381 VISTA PALIZADA DRIVE, ZONE ESA-SP PLANNING AREA 4, LOT 43, DESERT PALISADES SPECIFIC PLAN, SECTION 3 (CASE NO. 3.4158 MAJ). (GM)

Associate Planner Mlaker presented the project as outlined in the staff memorandum.

Member Lockyer asked if the applicant was seeking setback deviations. Planner Mlaker responded no.

Chair Jakway asked about inconsistencies in the rendering and plans relative to the

deck.

ERIC TRABERT, Applicant, responded to AAC questions pertaining to the deck design.

Vice Chair Rotman questioned the pool equipment vault and door, and asked about privacy concerns for the cabana and master bath windows. The Applicant responded that bathroom windows will have a privacy film and indicated that they've installed similar pool vaults in other cities.

Member Doczi asked about the fireplace vents. The Applicant said they want to keep it minimal and clarified that it would not be visible from the street.

Member Lockyer asked about the roof color. The Applicant responded light tan gravel. Member Lockyer requested clarification on the white stucco color. The Applicant said color has changed to beige.

Member Walsh asked what the roof fascia material will be. The Applicant responded it will be stucco. Member Walsh asked about the corten-steel fence on the pool deck. The Applicant described the proposed locations.

Member McCoy asked about a lighting plan and said certain fixtures do not appear shielded, so Applicant should ensure those have shields.

Member Lockyer thinks the project will be a nice addition to Desert Palisades. However, some additional roof details needed (i.e. fireplace vents, other vents/penetrations). He recommended centralizing roof vents and minimizing chimneys from view to create clean, simplified rooflines.

Member Doczi agreed and liked solution of centralizing roof vents and screening from view.

Lockyer, seconded by Doczi to approve, subject to the following conditions:

1. Roof plan to be modified to centralize roof protrusions (vents, chimneys, etc.) with screening provided;
2. Deck to be concrete (not wood);
3. Pool equipment to be properly screened, if not in vault.

AYES: DOCZI, LOCKYER, MCCOY, POEHLEIN, WALSH, ROTMAN, JAKWAY

UNFINISHED BUSINESS:

- 4. DAVID NAVARRO OF CONSERVE LANDCARE, ON BEHALF OF SUNRISE EAST HOMEOWNER ASSOCIATION, INC., FOR MINOR ARCHITECTURAL REVIEW APPROVAL TO CONVERT 21,100 SQUARE FEET OF TURF TO DESERT LANDSCAPE AT THE SUNRISE EAST CONDOMINIUM COMPLEX**

LOCATED AT 2251 EAST MESQUITE AVENUE, PD-38, SECTION 24 (CASE NO. 3.1313 MAA). (NK)

Associate Planner Kikuchi presented the project and provided background on the different phases, proposed materials and revisions made since previous AAC reviews.

DAVID NAVARRO, Applicant, discussed the reasons for proposed changes.

Member Doczi asked if the trees had been removed over time. The Applicant responded that there are remnants of trees that appeared to have been removed.

Chair Jakway noted that there are a lot of large trees inside the wall; he's unsure if more would be necessary. However, he thinks the palms and mid-height shrubs would improve the plan.

Vice Chair Rotman thinks some shade on the sidewalk would be beneficial and the overall design could be more cohesive.

Member McCoy thinks the plan looks sparse.

Chair Jakway thinks placement of trees could be done in a strategic way not to affect the views.

The Committee asked the applicant if the HOA would be amenable to some installations.

Member Doczi suggested using the Caesalpinia Cocolacka plant species and a total of 12 trees per street frontage.

Lockyer, seconded by Walsh to approve with the added conditions:

1. Add 12 trees per frontage ensuring views are not impacted and that species are not the same, but should be slow growing;
2. Increase layering and density in planter beds between the curb and garden wall;
3. At least 20% of plants to be larger than 5-gallons sizes.

AYES: DOCZI, LOCKYER, MCCOY, POEHLEIN, WALSH, ROTMAN, JAKWAY

NEW BUSINESS:

- 5. ROOSEVELT LP, FOR A CONDITIONAL USE PERMIT AND A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 3,452-SQUARE FOOT DRIVE-THRU RESTAURANT AND RETAIL STORE ON A VACANT PAD SITE AT THE SUNRISE SQUARE SHOPPING CENTER LOCATED AT 1755 NORTH SUNRISE WAY, ZONE CDN, SECTION 1 (CASE**

NOS. 5.1502 CUP & 3.4153 MAJ). (GM)

Associate Planner Mlaker gave a presentation of the project; noting that the Planning Commission approved the project and the AAC is now reviewing the final design. He discussed the Planning Commission's direction on the project specific items.

Member McCoy questioned if the Planning Commission reviewed the lawn and landscape plan. Associate Planner Mlaker responded that the presented materials in the Committee's packet were the same as the materials reviewed by the Planning Commission.

Vice Chair Rotman asked if the building materials matched the existing buildings within shopping center. Associate Planner Mlaker said they are different than existing materials in the center.

Member Walsh requested clarification on changes the Planning Commission had relative to the AAC review and the shade structure.

Chair Jakway asked about the code requirements relative to the screen wall/berm. Associate Planner Mlaker responded that a 4' wall or berm is required.

KEN MCKENTLY, Applicant, provided details about the project.

Vice Chair Rotman questioned why the building needs to be 19' – 23' in height. The Applicant discussed details of the building's interior height of 15' and use of building forms to screen equipment.

Vice Chair Rotman asked about the proposed building mass relative to the Wells Fargo building. The Applicant responded that he was not certain of the building's existing height.

Member Doczi asked about the discrepancies in landscape and site plans. The Applicant responded that the landscape plan should be plan to reference.

Member Lockyer questioned if the garden wall could wrap the southeast corner of the drive-through. The Applicant responded that could be done to improve design.

Vice Chair Rotman asked if applicant could explain the revisions the Planning Commission requested relative to the shade structure. The Applicant said the shade structure could be attached to building with continuation of the cantilever roof.

Member Walsh said he can support the divergence of architectural styles in the center and hopes the rest of the complex would be remodeled to bring a more cohesive design throughout the development. He felt the outdoor dining is good to soften the corner.

Member McCoy said landscape will need to return for further review of wall/berm and requested landscape architect to evaluate design along Sunrise adjacent to Wells Fargo.

Member Lockyer commented on transition of turf in front of Wells Fargo and the new landscaping for this project, noting this transition needs to be addressed (possibly by boulder or rock transitions).

Member Doczi agreed that bending of existing of new landscape areas will be important for project.

Chair Jakway asked the applicant to provide details on the Wells Fargo building (i.e. footprint and height) relative to the proposed building. He also asked the Applicant to evaluate if building could be lowered in height a couple of feet.

Member Poehlein asked the applicant to provide the northwest rendering view (southeast vantage point) to see relationship of buildings and landscape transitions.

Jakway, seconded by Rotman to continue to next meeting (May 18, 2020) to allow the applicant to respond to AAC questions.

AYES: DOCZI, LOCKYER, MCCOY, POEHLEIN, WALSH, ROTMAN, JAKWAY

RECESS/RECONVENE: The Architectural Advisory Committee recessed at 7:42 p.m. and reconvened at 7:50 p.m. with all members present via teleconference.

6. TOLL BROTHERS, FOR A SIGN DISTRICT APPLICATION, TO IMPLEMENT A SIGN DISTRICT FOR THE CODY PLACE RESIDENTIAL COMMUNITY AND ADD TWENTY-SIX (26) SIGNS WITHIN THE DEVELOPMENT, LOCATED AT 850-990 SOUTH PALM CANYON DRIVE, ZONE C-1 (CASE NO. SP 20-002). (AP)

Member Doczi stated his recusal on this project and Item #7. Mr. Doczi left for the remainder of the meeting.

Alternate Member Thompson stated that he is able to participate on the next two Items.

Assistant Planner Perez presented the project.

Member McCoy left the meeting (disconnected from teleconference).

Member Thompson asked about other residential developments with flag signs. Planning Director Fagg responded that Miralon project had laser-cut flag signs and the Sol project also had signs at the entry.

TRINA RICHARDS, Temeka Group (sign company) representing the applicant, was available for questions. However, she noted the person handling the project had an emergency and the representative from Toll Brothers is better-suited to respond to some questions.

The Item was moved to the end of the Agenda (after Item 7).

7. GRIT DEVELOPMENT, LLC, OWNER, FOR A MINOR ARCHITECTURAL APPLICATION FOR THE RESTORATION OF PORTIONS OF THE TOWN & COUNTRY CENTER LOCATED AT 174 NORTH PALM CANYON DRIVE, CLASS 1 HISTORIC SITE #51, ZONE CBD (CASE NO. 3.1780 MAA). (KL)

Associate Planner Lyon presented the project.

Member Walsh returned to the meeting (reconnected to teleconference) during staff's presentation.

Vice Chair Rotman asked about recommendation item #3 regarding the mechanical equipment.

Chair Jakway asked for clarification on the new overhang (item #10 on Sheet A-2).

JAMES CIOFFI, Applicant, described the project in detail.

Vice Chair Rotman asked about the design on Suite 152. The Applicant described the changes.

Rotman, seconded by Walsh to approve per staff recommendation.

AYES: LOCKYER, MCCOY, POEHLEIN, THOMPSON, WALSH, ROTMAN,
JAKWAY

ABSTAIN: DOCZI

6. TOLL BROTHERS, FOR A SIGN DISTRICT APPLICATION, TO IMPLEMENT A SIGN DISTRICT FOR THE CODY PLACE RESIDENTIAL COMMUNITY AND ADD TWENTY-SIX (26) SIGNS WITHIN THE DEVELOPMENT, LOCATED AT 850-990 SOUTH PALM CANYON DRIVE, ZONE C-1 (CASE NO. SP 20-002). (AP)

The Committee returned to reviewing this item.

Member Thompson asked when the block wall will replace the perimeter fence. ALLEN JANISCH, Applicant, responded that there will be no wall on Palm Canyon and

Mesquite. He said some townhouses will front Mesquite Avenue.

Vice Chair Rotman questioned the need for flag signs.

Chair Jakway agreed with staff recommendations.

Member McCoy noted concern with signage on Mesquite due it being lit on a residential street. He thinks sign lighting should be 50% less than standard halo-lit sign.

Member Walsh agreed that the flag signs should be eliminated; commercial ID signs at corners should be lowered and not extend above fence/wall; and location of Mesquite Monument sign needs to be finalized.

Thompson, seconded by McCoy to approve with conditions:

1. Remove flag signs.
2. Commercial ID signs to be lowered per staff recommendation.
3. Mesquite sign lumen to be 50%.

AYES: LOCKYER, MCCOY, POEHLEIN, THOMPSON, WALSH, ROTMAN,
JAKWAY

ABSTAIN: DOCZI

COMMITTEE MEMBER COMMENTS: None.

STAFF MEMBER COMMENTS: None.

ADJOURNMENT: The Architectural Advisory Committee of the City of Palm Springs adjourned at 8:50 pm to the next regular meeting on Monday, May 18, 2020, at 5:30 pm, City Hall, Council Chamber, 3200 East Tahquitz Canyon Way, Palm Springs.

David A. Newell, AICP
Principal Planner