

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

**Minutes of May 18, 2020**

**CALL TO ORDER:** Vice Chair Rotman called the meeting to order at 5:31 pm.

**ROLL CALL:**

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

Committee Members Excused: McCoy, Chair Jakway

Planning Commission Present: Doug Donenfeld

Staff Present: 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, May 14, 2020.

**ACCEPTANCE OF THE AGENDA:**

Walsh, seconded by Lockyer to accept the agenda, as presented.

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

**PUBLIC COMMENTS:** None.

**CONSENT CALENDAR:**

**1. APPROVAL OF MINUTES: APRIL 20, 2020**

Doczi, seconded by Lockyer to approve, as presented.

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

**UNFINISHED BUSINESS:**

**2. 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 5.1502 CUP & 3.4153 MAJ). (GM)**

Associate Planner Mlaker provided a presentation of changes made to the project in response to AAC comments.

Member Doczi asked about the property line relative to the Wells Fargo property; he questioned if the landscape changes can extend onto that site.

Vice Chair Rotman asked about the proposed landscape changes between the curb and sidewalk;-he indicated that no materials are shown.

KEN MCKENTLY, applicant, spoke about the proposed changes.

Member Lockyer asked about the drive-thru screen wall design and floating wood element at the corners. Applicant responded that the wall will be 4' high and will screen cars and their headlights. He also said that they are open to removing the wood element.

Vice Chair Rotman questioned the parapet height and its impact on the overall building height. Applicant explained the overall height could be reduced from 23' to 21' but is limited on the other roof height to 19'.

ROBERT CURLEY, landscape architect, was available for questions.

Member Lockyer asked about the landscape along Sunrise and use of trees relative to the existing. Mr. Curley responded that plant materials are selected to comply with the water efficient landscape ordinance; he also described the proposed materials and design, noting that the existing trees do not meet the water requirements.

Member Doczi asked about heights of trees that are being re-located. Mr. Curley wasn't sure. Member Doczi asked about integrating the landscape material across the front of Wells Fargo property. Mr. Curly said they undulated lawn into the desert design so that there is no hard edge. Member Doczi asked why Leucophyllum wasn't wrapped around the drive-through. The Applicant explained the reasoning.

Vice Chair Rotman asked about the landscape between the Sunrise curb and sidewalk. Applicant said they could add some landscape material there.

Member Walsh appreciates the changes to make the outdoor patio more habitable space.

Member Poehlein likes the integration of the canopy and generally is okay with the changes.

Member Thompson agrees with Member Lockyer that the wood element appears as a floating material that needs grounding.

Member Doczi suggested increasing the number of trees and size to 24" – 36" box size.

Member Lockyer thinks the landscape looks mundane and needs additional plant material. He agrees with Member Doczi that more trees are needed in larger sizes, particularly along Sunrise, and the wooden elements at the corner building elevation should be grounded.

Vice Chair Rotman agreed that the landscape could be improved and lowering the parapet wall to 18" – 24".

Rotman, seconded by Doczi to approve subject to the following:

1. Enhance landscape between curb/sidewalk and include more variety in plant materials.
2. Add olive trees
3. Reduce parapet to 18" – 24".

AYES: DOCZI, LOCKYER, POEHLEIN, WALSH, THOMPSON, ROTMAN

ABSENT: MCCOY, JAKWAY

**NEW BUSINESS:**

- 3. LAS PALMAS MEDICAL PLAZA, FOR A MINOR ARCHITECTURAL REVIEW FOR A PHASED RENOVATION OF ALL CAMPUS PLANTER AREAS INCLUDING THE PARKING LOT LOCATED AT 555 EAST TACHEVAH DRIVE, ZONE PD 72, SECTION 11 (CASE NO. 3.0094 MAA). (GM)**

Associate Planner Mlaker gave a presentation on the landscape changes for each phase of the proposal.

Member Doczi asked about the phasing timeline. Planner Mlaker provided the timeframes.

CHRIS MILLS, applicant, answered questions about the phasing noting that he

anticipated Phases 1 & 2 to occur first; hopefully, at the same time. He said different tree options would be selected based on the cost and availability but the final selection would be a consistent species.

Member Lockyer asked why the landscape lighting is limited. Mr. Mills responded that there is none and the intent was to illuminate the specimen trees. He said the existing courtyard lighting provides illumination at night.

Member Doczi asked about the mortar in place design. Mr. Mills said the location was near a school and this would minimize rocks being pick up and used for vandalism.

Member Doczi said it brings organization to the site. He questioned if ¾" rock could be used.

Member Walsh thought this improvement is needed. He said the Jacarandas look gloomy and recommended moving the parking lot landscape up in schedule due to the lack of parking lot shading.

Member Thompson thinks the project will be an improvement and will enhance curb appeal.

Vice Chair Rotman agrees with comments and recommends staff conditions.

Doczi, seconded by Thompson to approve subject to:

1. Trees remove along the street frontages to be replaced at a one for one ratio.

AYES: DOCZI, LOCKYER, POEHLEIN, WALSH, THOMPSON, ROTMAN

ABSENT: MCCOY, JAKWAY

**4. MR. NICE GUY, FOR A SIGN PROGRAM APPLICATION, TO INSTALL NEW SIGNAGE ON A MULTI-TENANT BUILDING LOCATED AT 1059 NORTH PALM CANYON DRIVE, ZONE C-1, SECTION 10 (CASE 20-001 SP). (AP)**

Assistant Planner Perez presented the application as noted in the staff report.

TYLER CURTIS, applicant, described the proposed sign design.

Member Doczi asked why the signs had different depths. Applicant explained the reasoning for thicker depth was to avoid "hot-spots" on front facing sign.

Member Poehlein agreed with staff conditions that signs need to be more cohesive.

Vice Chair Rotman thinks the signs need uniformity.

Rotman, seconded by Lockyer to approve, subject to more uniformity between signs.

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

A recess was taken at 7:08 pm. The meeting resumed at 7:17pm.

**5. PALO FIERRO ESTATES FOR MINOR ARCHITECTURAL REVIEW APPROVAL TO CONVERT 3,600 SQUARE FEET OF THE EXISTING LANDSCAPE AND INSTALL LANDSCAPE LIGHTING ON THE EAST LA VERNE WAY FRONTAGE AT 2082 LAGARTO WAY, ZONE RMHP, SECTION 26 (CASE NO. 3.700 MAA). (NK)**

Associate Planner Kikuchi provided a presentation.

Member Thompson asked whether the proposed groundcover treatment for the entrance area will match the rest of the project site. Planner Kikuchi responded that different groundcover materials are proposed for the project site. Copper Canyon crushed rocks will be applied to the entrance area whereas Desert Gold decomposed granite will be installed for the rest of the project area.

ROD STOLK, applicant, stated that he had read the staff report and appreciates the analysis, recommendations, and findings in the report as they help the HOA pursue what the community is trying to accomplish. He stated that the intent of the project is to make substantial improvements to the HOA community, and the project is important because it is what defines the community. Mr. Stolk added that the project site faces East La Verne Way, and the HOA has been putting a lot of time and effort into this project. He agrees with the recommendations made, and that the HOA is willing to implement those recommendations. He stated that there are 3-foot-high walls in the entrance area, and the proposed landscape treatment for the area is consistent with the existing landscape found in other parts of the condominium complex.

Member Lockyer commented that there are numerous items missing from the landscape plan, which includes the two (2) existing angled walls in the entrance area. He noted that there are trash bins stored in the area, and the proposed plant height is not tall enough to conceal the visibility of the bins. Member Lockyer added that the Mexican Fan Palms appear to be “broomsticks”, and the area under the palms appears under-planted. Additionally, he stated that the proposal is incomplete as the submitted landscape plan is missing a lot of information, which included the existing buildings and walkways.

PAUL ORTEGA, landscape architect, said that the project area is roughly divided into

three (3) areas: the two (2) planting areas adjacent to the entrance, the entrance area, and the sign area. He stated that the planting area is slightly elevated with Cacti at the center, and the landscape lighting fixtures are specifically placed in this area. The planting beds by the entrance are very narrow, and the area was utilized to plant materials with annual colors in the past. However, the community has decided to depart from this practice and start planting perennials instead. Mr. Ortega stated that the main entrance to the complex is located on Lagarto Way and South Calle Palo Fierro, and the motor court on East La Verne Way only services a few residential units. There used to be a Ficus tree and Bougainvillea hedge in the area; however, they have been removed.

Member Lockyer stated that there are trash bins stored in the motor court and questioned what has been done to conceal them. Member Lockyer also added that the street view shows a hedge, which appears to be removed. Mr. Ortega stated that he does not know why the Bougainvillea has been removed, and the question needs to be addressed to the HOA.

Member Doczi requested clarification on how the proposed plant selection and location reinforce the applicant's intent to create an identity to the project site through the landscape renovation project. Mr. Ortega responded that there are general plant palettes for different parts of the community. He explained the layout of the residential units generally face the internal space/courtyard space. The existing plant palettes include, Perennial Plant Palette, Pool Plant Palette, and Interior Space Plant Palette for the area between the buildings.

Member Doczi noted patterns of taller trees/plants in the background and grasses in the foreground, but thinks specimen trees are needed to accomplish a good design. He thinks they need to look at architecture and design from there.

Vice Chair Rotman asked the applicant whether there is any mounding being proposed on the East La Verne Way frontage or the area is completely flat. Mr. Ortega responded that there is mounding in the Cacti and Mexican Grass Tree planting area. The mounds are not far from the grade, and the height ranges from 12 to 15 inches.

Vice Chair Rotman asked the applicant whether the motor court is a common area. He also asked to see if the motor court area is out of the project area. Mr. Ortega confirmed that nothing is being proposed for the motor court area and stated that the proposed project is a part of the DWA's turf removal program.

#### MEMBER DISCUSSION

Member Poehlein stated that he agrees with Member Lockyer's comments. He said that removing taller shrubs on either side of the entrance walls will make the trash bins visible. Member Poehlein stated that there is a general lack of composition, and the

combination of the crushed rocks with delicate flowers appears odd.

Member Lockyer stated that the submitted plan appears incomplete, including the information presented in the landscape plan, as well as the plant materials. He added that the plan does not show the existing buildings, walls, or trash bin storage area, and the landscape needs to be integrated better. Member Lockyer stated that he does not see any correlation between the architecture and the landscape and did not agree that the project will improve the aesthetics as submitted. If the project were to be treated as a turf replacement project, it requires a certain amount of plant coverage. The health of the existing Mexican Fan Palms is questionable, and the canopy cannot be counted towards the plant coverage. Also, the 707-square-foot plant coverage of the Olive tree seems excessive and may be inaccurate.

Member Doczi stated that he is able to see the pattern the designer tried to create as shown in the placement of taller plant materials in the back. While the use of numerous plant materials may not be necessary, the materials to be used need to be larger specimen-size. Member Doczi recommended the applicant use the buildings as a backdrop and come up with a design that complements the architecture. The size of the materials does not have the strength to create strong design as proposed. The landscape design can be simple, but it must be strong design, and the use of larger materials may be able to help achieve the goal.

Member Thompson stated that he agrees with the comments provided by the other AAC members. The size of the boulders is small, and they appear more like larger rocks. The rectangular landscape treatment of the driveway entrance stands out, and it is not cohesive.

Member Walsh stated that he agrees with the comments provided by Member Doczi. The project calls for something that is appropriate in scale. Strong and simple design that is done at streetscape level (in contrast to pedestrian level) is highly desirable. The landscape plan does not convey much information.

Vice Chair Rotman stated that he agrees with the comments provided by other members. The Bougainvillea has been removed, and the site is a blank slate. Layering and plant variety, which could fulfill the site's potential is desired, and the boulders need to be wider and more diverse in size. Plant placement is too regular, and no clustering is observed. Vice Chair Rotman added that the plan needs to be reevaluated and resubmitted for further review. He asked the applicant for the deadline to complete the project to meet the DWA turf removal program requirements.

APPLICANT responded that the DWA has already allowed a time extension. He said the agency has been flexible, and requesting an additional time extension will not likely be an issue. The applicant stated that the deadline is the end of the month.

Rotman, seconded by Doczi to deny the application as submitted. Staff to work with the applicant so that the applicant can apply the AAC comments to their revised landscape plan. Although the motor court area is not a part of the project area, the parking area and the screening of the trash bins should be a part of the overall plan.

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

**6. HAYWARD CHEESEBOUROUGH II, ON BEHALF OF HARVEST HOUSE OF CANNABIS (HARVEST OF PALM SPRINGS), FOR MINOR ARCHITECTURAL REVIEW APPROVAL TO PAINT THE PRIMARY ELEVATION AND INSTALL NEW SIGNAGE AT AN EXISTING CANNABIS DISPENSARY FACILITY LOCATED AT 312 NORTH PALM CANYON DRIVE, ZONE CBD, SECTION 15 (CASE 3.3005 MAA & 20-016 SI). (NK)**

Associate Planner Kikuchi presented the proposed project as outlined in the staff memorandum.

Member Poehlein asked if the proposed white is different than the existing white on the pop-out arcade. Planner Kikuchi responded yes, they are different.

Member Doczi clarified the yellow accent location and angle.

JESSICA JIMENEZ, applicant, responded to questions.

Member Walsh said the yellow accent color is not attractive.

Member Doczi and Member Lockyer agreed.

Member Poehlein said the white color is a bit stark; he agrees that the application of the yellow accent is a bit arbitrary.

Vice Chair Rotman agrees that the yellow accent being arbitrary. He might line it up with the "v" on the sign. Vice Chair Rotman said, however, he's not necessarily in support of the angled design.

Doczi, seconded by Thompson to approve signs, subject to staff recommendation.

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

Thompson, seconded by Lockyer to reject the paint color.



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

**COMMITTEE MEMBER COMMENTS:** None.

**STAFF MEMBER COMMENTS:** None.

**ADJOURNMENT:** The Architectural Advisory Committee of the City of Palm Springs adjourned at 8:29 pm to the next regular meeting at 5:30 pm on Monday, June 15, 2020, City Hall, Council Chamber, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

---

David A. Newell, AICP  
Principal Planner