

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

**Minutes of July 20, 2020**

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

**ROLL CALL:**

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

Committee Members Excused: Doczi

Planning Commission Present: None

Staff Present: Development Services Director Fagg, Associate Planner Kikuchi, Engineering Associate Minjares, Associate Planner Mlaker

**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, July 16, 2020.

**ACCEPTANCE OF THE AGENDA:**

Walsh, seconded by Lockyer to move Agenda Item #2 to the Consent and Agenda and to accept the agenda as amended

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

EXCUSED: DOCZI

**PUBLIC COMMENTS:** None.

**CONSENT CALENDAR:**

**1. APPROVAL OF MINUTES: NONE**

**2. BEST SIGNS INC, ON BEHALF OF OASIS DISPENSARY, FOR A NEW MONUMENT SIGN PERMIT FOR A CANNABIS DISPENSARY LOCATED AT 4810 EAST CAMINO PAROCOLA (CASE NO. SI 20-020). (AP)**

Jakway, seconded by Walsh to approve, as presented.

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

**NEW BUSINESS:**

**3. CBM TWO HOTELS, LP, FOR A MINOR ARCHITECTURAL APPLICATION TO IMPROVE THE BUILDING FAÇADE AND ADD AN 864 SQUARE FOOT FITNESS CENTER AT THE COURTYARD BY MARRIOTT HOTEL LOCATED 1300 EAST TAHQUITZ CANYON WAY, ZONE: RESORT ATTRACTION (RA) (CASE 3.0779 MAA). (KL)**

Chair Jakway recused himself from the discussion, as he lives within 500 feet of the subject site. Vice Chair Rotman assumed control of the meeting.

Associate Planner Mlaker provided an overview of the project.

Vice Chair Rotman verified if the stacked stone was to be used at any locations other than the base of the columns at the porte-cochere.

MICHAEL HARPER, Baskervill Architects, described the proposed improvements to the hotel, and reviewed the scope of the work.

TOM YOUNG, Spectrum Development Group, provided additional background on the project.

No members of the public requested to speak on the item.

Member McCoy questioned the applicant about the lighting at the porte-cochere, and requested information on the lighting specifications.

Vice Chair Rotman asked a question regarding the roof slope of exercise building relative to the principal building and verified the screening of the rooftop equipment.

Member Walsh stated that the exercise building needs shading per the staff report and that the roof slope needs to be consistent; he also commented on the lack of architectural harmony in new elements in terms of form, massing and materials. He encouraged the applicant to investigate other approaches that will work with the existing architecture.

Member Poehlein concurred with the comments of member Walsh, and stated that the porte-cochere doesn't match the existing architecture. He was not as concerned with the exercise building as it is not visible from the street, but the applicant does need to look at roof pitch and shading

Member McCoy agreed with the other comments, and stated that the pure white color could be an issue with reflected light/heat. He noted that the plant choices were appropriate, but the spacing is a bit abrupt; he recommended expanding the desert planting so that it flows, and that the plant sizes are too small.

Member Lockyer noted that the façade element is troubling when viewed from side, but had no issue with the white color. He said that the exercise building roof could be improved by increasing the overhang.

Vice Chair Rotman supported the comments of the other members, and stated that the, proposed entrance upgrade conflicts with the existing architecture. He suggested that the charcoal and black paint colors are inconsistent with the other proposed and existing material colors, and will be in stark contrast with rest of building. He recommended that the stacked stone be used in other places on the building so that there is consistency in the materials, and requested that the applicant reevaluate the roof slope of the fitness center and introduce shade on south and west elevations.

Rotman, seconded by Walsh to deny the application and have the applicant return and address the following:

- Modify the roof slope of the exercise building and incorporate shading;
- Porte-cochere and the vertical façade element need to integrate with the existing architecture;
- The applicant shall consider use of the stacked stone material on other façade elements for consistency of materials;
- The darker paint colors shall be reevaluated relative to the overall color scheme;
- The plant sizes shall be increased and the applicant shall consider the transition of the desert landscape with the existing landscape materials.

AYES: LOCKYER, POEHLEIN, WALSH, THOMPSON, ROTMAN

ABSENT: DOCZI

ABSTAIN: JAKWAY

**4. THE DBK GROUP FOR A MINOR ARCHITECTURAL APPLICATION TO EXPAND THE EXISTING SHAMROCKS IRISH PUB TO AN ADJACENT TENANT SPACE AND MODIFY THE EXTERIOR FAÇADE LOCATED AT 238 N. PALM CANYON DRIVE (CASE 3.0911 MAA) (AP)**

Associate Planner Kikuchi provided an overview of the proposed modifications to the exterior of the existing building.

STEPHAN STEPHANOFF, on behalf of the applicant, described the proposed project.

No members of the public requested to speak regarding the item.

Member Lockyer questioned the proposed parapet detail; the applicant verified that parapet will be modified and the stucco will be resurfaced for consistency.

Member Walsh asked about the material for columns (the applicant noted that they are proposing anodized aluminum tubing in a dark brown color); Mr. Walsh also verified the details of the trellis structure.

Chair Jakway verified the screening of the mechanical equipment relative to the revised parapet height; he asked if the applicant had considered rebuilding the columns instead of using the metal tube detail, and if other options were considered. Mr. Jakway commented that the roofing tiles should be removed from the trellis structure for a more cohesive design, and stated that the orange/white/green elements were not consistent with the exterior color scheme.

Member Lockyer stated that the landscape needs to be replaced, and noted concern about the detail of columns and the construction of the trellis. He expressed concerns about conduit on the underside of the trellis structure and the lack of a lighting plan and specifications. Staff noted that the landscaping will be reviewed relative to the original approvals as part of the permit review.

Vice Chair Rotman asked about the details of the trellis at the south end of the shade structure, noting the cantilevered beam but no column for support, and asked about flooring details between interior and patio. Mr. Rotman recommended that the applicant investigate uplighting the trellis structure from the top of the engaged columns.

Member Poehlein verified the replacement of the terra cotta floor tiles (the applicant stated that they would only be replacing the tiles on the interior).

Chair Jakway requested that the applicant investigate other options for the shape and materials of the columns, that a lighting plan with specifications be provided, and that details of the engaged columns and parapet be provided for the committee to review.

Jakway, seconded by Lockyer, to approve with the following conditions:

- Applicant shall investigate other options for the shape and materials for the wrapped columns;
- A lighting plan with fixture specifications shall be provided for review;
- Construction details shall be provided for the engaged pilaster columns, the trellis structure (including how the beams attach to the building), and the parapet;
- The clay tiles shall be eliminated from the trellis structure; and
- A subcommittee shall review and approve the final details in conformance to the above conditions.

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

Chair Jakway appointed Member Lockyer and Member Walsh to the subcommittee.

A recess was taken at 6:34 pm. The meeting resumed at 6:42 pm.

**5. DESERT AIDS PROJECT IN PARTNERSHIP WITH THE COACHELLA VALLEY HOUSING COALITION, FOR AN AMENDMENT TO PLANNED DEVELOPMENT DISTRICT (CASE 5.0934 PD 281); A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM P/PQ AND MDR TO MIXED USE/MULTI-USE; AND A MAJOR ARCHITECTURAL APPLICATION (CASE 3.1047 MAJ) FOR THE ADDITION OF 18,000-SQUARE FEET OF MEDICAL OFFICE SPACE AND THE CONSTRUCTION OF A SIXTY-ONE (61) UNIT SPECIAL NEEDS HOUSING COMPLEX LOCATED AT 1695 NORTH SUNRISE WAY, ZONE P/R2, SECTION 11. (GM)**

Associated Planner Mlaker provided a presentation on the proposed project, and discussed conformance to architectural review criteria.

Member Lockyer verified that the project had adequate parking; Chair Jakway reviewed the parking requirements for the affordable housing component.

Chair Jakway asked about an existing agreement between the Sunrise Business Center and the adjacent condominium complex; he also questioned the number of driveways along the Sunrise Way frontage and reviewed the proposed traffic signal location.

Engineering Associate Minjares responded to questions about the driveways and traffic signal.

RUELL YOUNG, Interactive Design Corporation, provided an overview of the project.

JEREMY FRANZINI, Michael Baker International, discussed the proposed landscape plan and plant materials.

Chair Jakway asked if the applicant considered removing the copper pitched roof over the annex building (the applicant stated that the back portion will be removed). Mr. Jakway questioned if there will be vehicular access between the business center and the rest of the complex (the applicant stated that the grade change between the properties will not allow an internal driveway). Mr. Jakway suggested that the service drive on Sunrise Way be a gated entry, and questioned the details of the shade canopies and "thinness" of the roof structures.

Member Walsh asked about the entry sequence for residents and medical patrons; verified the location of parking for residents; and asked about the details of the recreational components within the retention basin area (the applicant stated that they are not yet fully defined).

Member McCoy asked if there is any usable outdoor space along the Sunrise Way frontage; he suggested strengthening the connection from the new residential building to the retention basin park by moving some of the parking spaces; and discussed additional shade trees in the handicapped parking zone.

Member Lockyer discussed landscape enhancements along the Sunrise Way frontage; discussed ingress/egress issues along Vista Chino and Sunrise Way and turning movements; the service drive access on Sunrise Way and how public traffic might be discouraged from using the service driveway; and the hierarchy of driveways and how landscape might help to distinguish the public driveways.

NICOLE CRISTE, on behalf of the applicant, discussed technical issues related to traffic movements and the potential traffic signal location.

Vice Chair Rotman discussed eliminating one of the driveways on south side of the residential complex (the applicant stated that the driveway was required for Fire Department access). He also discussed the fencing and details of the proposed dog park, and recommended that the applicant investigate the availability of natural light on the residential unit interiors.

Chair Jakway asked if two of the driveways could be combined; the applicant noted that the grade issue and turning radius required for fire trucks would make that difficult. Mr. Jakway discussed the proposed tile colors and color scheme for the residential building, and questioned if one elevator would be adequate for the number of units. He noted that he was in support of the conceptual landscape plans, and that detailed plans would need to be provided at the Final Planned Development review stage.

Member Poehlein discussed the entry sequence for the project, and stated that the main entrance in the back feels underwhelming.

Member McCoy stated that the low-income housing is beautiful and that the landscaping adds considerably to the shading of the site; he recommend revising one of the shade trees specified for the parking lot due to issues with dripping sap. He requested that the applicant provide additional details of the dog park fencing and amenities, and that access to the park needs to be enhanced. He stated that the lighting plan is appropriate, but noted that lighting fixtures adjacent to residential would need to be lowered in height and/or set on timers so as to not impact residents. He noted that the Sunrise Way frontage needs better definition of driveways through the landscaping treatment.

Member Walsh stated that the access issues need to be resolved, but that the overall project is successful in terms of layout and design. He stated that attention to shade elements are critical, but that the canopy structures seem fragmented; and supported the unifying elements of the louver detail on the Sunrise Way frontage.

Member Poehlein concurred that the project is well thought out, the re-skinning of the buildings is successful, but that the main entrance to the medical building is underwhelming.

Chair Jakway requested that samples be provided for the final color selection as part of the final review of the project.

Rotman, seconded by McCoy to approve the project subject to the following conditions:

- Reconsider parking lot shade tree selection;
- Lighting plan shall be resubmitted, with consideration given to impacts to adjacent residential units;
- Design details of the canopy structures shall be restudied for consistency of detailing;
- Color samples for all materials shall be provided for Final PDD review;
- Applicant shall investigate gating the service driveway on the Sunrise Way frontage;
- Copper roof on annex building shall be restudied for Final PDD review;
- Improved access, landscape materials, and fencing shall be investigated as part of the refinement of the dog park feature;
- Landscaping along the Sunrise Way frontage shall be enhanced, along with the landscaping on the east end of the Vista Chino frontage.

Chair Jakway requested that staff forward concerns to the Planning Commission about the traffic signal placement and bus stop location on the Sunrise Way frontage.

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

ABSENT: DOCZI

**COMMITTEE MEMBER COMMENTS:** Chair Jakway verified that no meetings would be held during the month of August.

**STAFF MEMBER COMMENTS:** Director Fagg noted that two meetings were scheduled for the month of September.

**ADJOURNMENT:** The Architectural Advisory Committee of the City of Palm Springs adjourned at 8:28 pm to the next regular meeting at 5:30 pm on Tuesday, September 8, 2020, City Hall, Council Chamber, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

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David A. Newell, AICP  
Principal Planner

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