

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

Minutes of September 8, 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, Alternate Thompson, Vice Chair Rotman, Chair Jakway

Committee Members Excused: None

Planning Commission Present: None

Staff Present: Development Services Director Fagg, Principal Planner Newell, Associate Planner Kikuchi

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, September 3, 2020.

ACCEPTANCE OF THE AGENDA:

Director Fagg noted agenda item #3 would be continued to a date certain of September 21, 2020.

Chair Jakway noted agenda item #2 was on the consent calendar and would be moved for approval as a part of that agenda, unless AAC members removed the matter for discussion at this time.

Vice Chair Rotman, seconded by McCoy to accept the agenda as proposed.

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

PUBLIC COMMENTS:

CHRIS MENRAD referred to the letter he sent to the Committee this morning in his comments regarding Item #5 and expressed concerns with the proposed building and architecture. He asked the Committee to be critical of the architecture.

CONSENT CALENDAR:

- 1. APPROVAL OF MINUTES: JULY 20, 2020**
- 2. ROBERTO GRACIANO, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A SINGLE-FAMILY HOME AT 2180 NORTH SUNRISE WAY (CASE 3.4175 MAJ). (AP)**

Item #2 was approved as recommended in the staff memorandum as part of the consent calendar.

Member Thompson said the meeting minutes stated he voted on items, but he was not in attendance at the July 20th meeting. Director Fagg said that will be corrected prior to finalizing the minutes.

McCoy, seconded by Walsh to accept the consent calendar as amended.

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

NEW BUSINESS:

- 3. EVERETTE BRUNELLE PROPOSING A 3,500 SQUARE FOOT SINGLE FAMILY RESIDENCE ON A HILLSIDE LOT LOCATED AT 2400 BISNAGA ROAD (ZONE R-1-B, GENERAL PLAN: ER), CASE 3.4169 MAJ / 7.1607 AMM APN: 510-210-025. (KL)**

Continued to a date certain of September 21, 2020 as part of the acceptance of the agenda.

- 4. REQUEST BY FUMIKO DOCKER OF PENCIL BOX ARCHITECTS, INC., ON BEHALF OF COOKIES, FOR A MINOR ARCHITECTURAL APPLICATION AND A SIGN PERMIT APPLICATION TO PAINT TWO (2) EXTERIOR COLUMNS IN 'COOKIE BLUE' AND INSTALL SIGNAGE AT A NEW CANNABIS DISPENSARY FACILITY LOCATED AT 777 NORTH PALM CANYON DRIVE (APN: 505-283-008), ZONE C-1, SECTION 10 (CASE 3.229 MAA & 20-015 SI). (NK)**

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

Chair Jakway verified zoning code requirements relative window signage.

ALLY FUMIKO DOCKER and ALY DEAN, on behalf of the applicant, described the proposed project.

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

Vice Chair asked about signage and the existing paint colors for the existing tenant.

Member Lockyer questioned if existing landscape was removed; Director Fagg responded that staff would verify if the property is in compliance with the approved landscape plan and direct that any missing landscape be installed.

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 asked if the business exists in other locations and if the proposed color scheme is different than those locations. Ms. Dean responded there are other locations, and this would be different as the other locations have blue on the entire building.

Member Lockyer said the proposed blue isn't offensive, but expressed concern on the lack of landscaping.

Member Poehlein agreed that the blue color is fine and felt the signage was good if it complied with the sign regulations relate to height.

Member Doczi said there should be some continuity in color with the other columns.

Member Walsh and Vice Chair Rotman expressed concern with only painting two of the columns blue, noting it would create inconsistencies on the building. Vice Chair Rotman said the signage gets lost in its proposed location and there could be a more effective location to place signage.

Chair Jakway was not in support of the signage or blue color as proposed, as well.

Member Doczi, seconded by Rotman, to approve signs as recommended by staff and continue the paint scheme for further study.

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

A recess was taken at 6:14 pm. The meeting resumed at 6:21 pm.

5. DTPS B-3, LLC FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 6-STORY, 82,577-SQUARE FOOT MULTI-FAMILY RESIDENTIAL CONDOMINIUM BUILDING WITH 62-UNITS LOCATED ON BLOCK B-1 OF THE DOWNTOWN PALM SPRINGS SPECIFIC PLAN AT THE NORTHEAST CORNER OF BELARDO ROAD AND MUSUEM WAY; 200 NORTH BELARDO ROAD, ZONE CBD (CASE 3.3908 MAJ). (DN)

Member Doczi recused himself due to business conflict and turned off his camera.

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

Member Lockyer asked about circulation from the parking garage and elevator access, and questioned the building height relative to the previously approved hotel at the project site. Planner Newell responded there are two elevators for the project, and said the building is 60-ft. in overall height, which is close to the height of the previously approved hotel, which ranged in height from 60-ft. to 70-ft.

Member Walsh noted the underground plan only shows one elevator that descends into the garage, even though there are two elevators shown on the other floors.

Member McCoy questioned the shading of the proposed project compared with the previous hotel building.

Chair Jakway clarified the trash and loading zones for the building.

MICHAEL BRAUN, representing the applicant, provided background on the downtown development project and the reasons for the proposed project.

MARK KIRKHART, Architect representing the applicant, described the design the development and responded to questions. Parking and trash/loading facilities are located on the north side of the building. He described the different materials used on the exterior.

DION MCCARTHY, Architect representing the applicant, responded to questions from the Committee about the building design and how it responds to its location relative to mountain views and solar exposure.

Member McCoy said the plant and tree selections are appropriate, but was concerned with the east elevation. The public art could helpful address the concern.

Member Thompson expressed concern with the south elevation at the ground floor, and additional glazing is needed at that location.

Member Walsh said he appreciated the challenges of density and design, but was concerned with the overall massing. He was concerned with the owner access to the units and the flow of circulation in the courtyard. Pool space seems challenging as unrelated outdoor space, which relates back to the building as a whole.

Member Poehlein felt the second (northerly) elevator should extend into the garage to serve the upper floor resident at the northeast corner of the building. He was concerned with the pedestrian experience and the proposed design along the streets – Belardo could use some enhancements.

Member Lockyer questioned if there will be homeowner's association restrictions to limit outdoor uses on balconies and patio spaces to prevent towels on railings. Mr. Braun said there will be restrictions to address this issue.

Member Lockyer commented that the building design seems too busy. He said the applicant should look at simplifying the building materials and colors. For example, the east façade has perforated metal, yellow/gold accents, and variety of other materials. He was concerned with the circulation and user experience – applicant should introduce landscaping into upper terraces, especially on east side of the building.

Vice Chair Rotman said the building could use some simplification and was concerned with the proposed six-story courtyard. The building appears as a housing tenement and overall seems too generic.

Chair Jakway agreed with other Committee members. The project seems like a six-story "box" and some architectural relief and movement is needed. The proposed window eyebrows are inadequate for solar control. The east elevation is problematic and is too busy in trying to address a vertical and flat elevation.

Vice Chair Rotman suggested the applicant look at redesigning the building to respond to the environmental elements in its surrounding, instead of using the same elements on all sides of the building.

Member Poehlein recommended the applicant introduce barbecue areas in outdoor communal spaces.

Member McCoy agreed with other member comments and felt a shade study would be helpful. He was concerned with the tower element facing the park as a large blank piece of the project.

Rotman, seconded by McCoy, to continue for further study, based on the following:

1. Massing – minor change involving the removal of vertical architectural element from the north, south and west elevations. The rectangular element extended above the roofline in the original design and with its removal, the building creates a horizontal design composition.
2. Building Design –
 - a. With the removal of the vertical architectural elements, there is a continuation of horizontal lines around the building from the balconies and the attached glass railings. Additionally, the accent colors have been removed and softer color tones are proposed.
 - b. The outdoor communal walkway balconies on the east side of the building have been staggered in plan view, which creates areas to integrate live plant materials and provides different shading patterns on this side the building as the sun rises.
 - c. Perforated metal screens are proposed on the outside of the balconies to provide added privacy and visual interest on the exterior. The screens are movable and will create different compositional rhythms on the west elevation and on the interior (west) courtyard elevation.
 - d. Landscape is proposed throughout the balcony areas.
3. Pedestrian experience – glazing area expanded on south elevation.
4. Circulation – modified and relocated the second elevator on the north side of the building, providing access from the parking garage to the top floor.
5. Outdoor amenities – a barbeque is proposed on the third floor pool deck.

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
RECUSED: DOCZI

COMMITTEE MEMBER COMMENTS: None.

STAFF MEMBER COMMENTS: None.

ADJOURNMENT: The Architectural Advisory Committee of the City of Palm Springs adjourned at 7:50 pm to the next regular meeting at 5:30 pm on Monday, September 21, 2020.

David A. Newell, AICP
Principal Planner