

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

Minutes of October 5, 2020

CALL TO ORDER: Chair Jakway called the meeting to order at 5:31 pm.

ROLL CALL:

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

Planning Commission Present: Hirschbein

Staff Present: Assistant Planning Director Newell, Associate Planner Kikuchi, 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) by 6:00 pm on Thursday, October 1, 2020 and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Chair Jakway requested Items 4 and 5 (New Business) be heard before Item 3 (Unfinished Business). Staff proposed pulling the minutes from the Consent Calendar due to minor corrections. The Committee accepted the agenda, as amended.

PUBLIC COMMENTS:

BILL QUISENBERRY, spoke in support of Item #3. He said this project will bring many jobs to the local area and lower desert. He concluded that this project will benefit the entire community.

CONSENT CALENDAR:

Walsh, seconded by McCoy to approve the Consent Calendar, as presented.

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

APPROVAL OF MINUTES: September 8, 2020- (Tabled)

- 1. 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)

Approved, as presented under Consent Calendar.

NEW BUSINESS:

4. BRAD PRESCOTT TRUST FOR A MINOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 4,302-SQUARE FOOT ANNEX BUILDING FOR STORAGE OF VEHICLES AND A CARETAKERS RESIDENCE PLUS NEW LANDSCAPE PLAN LOCATED AT 4707 EAST SUNNY DUNES ROAD, ZONE M-1. (CASE 3.3910 MAA) (GM)

Member Walsh had a conflict and recused himself as the applicant's representative and turned his video and audio off.

Associate Planner Mlaker presented the project as outlined in the staff report and provided photographs of existing conditions.

Vice Chair Rotman asked about the window material. Planner Mlaker responded that they are anodized windows.

Chair Jakway asked if the mezzanine is allowed under code.

JEFF STORK, applicant, provided background on the project and the need for expansion.

Member Doczi asked if the south property lines will be replaced. Applicant responded the fence is a metal mesh and will remain.

Chair Jakway asked about the plan for mechanical equipment. Applicant said the equipment will be housed in the current location.

Chair Jakway said the project is a good addition to the area and supports moving it forward.

Member McCoy asked about the proposed lighting on the canopy, particularly where it's being proposed.

Member Doczi believes the existing gate and perimeter fencing should be replaced with a block wall.

Jakway, seconded by Doczi to approve as submitted with a request to consider replacing the perimeter fence with a block wall.

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

Member Walsh rejoined the meeting by turning his video and audio on.

5. CRAIG BOUMAN, ON BEHALF OF GREENSKEEPERS, LLC, FOR MINOR ARCHITECTURAL REVIEW APPROVAL TO ALTER THE EXTERIOR ELEVATIONS OF AN EXISTING COMMERCIAL BUILDING AND INSTALL A WALL SIGN FOR A NEW CANNABIS DISPENSARY, HITS STUDIO, LOCATED AT 155 SOUTH PALM CANYON DRIVE SUITE A1 (APN: 513-143- 019), ZONE CBD, SECTION 15 (CASES NO. 3.1437 MAA & 20-045 SI). (NK)

Associate Planner Kikuchi provided a presentation.

CRAIG BOUMAN, applicant, provided brief history and background information of the project. The applicant said that the intent of the proposed exterior alterations is to provide a modern, clean appearance to the building. Because of the location of the project, which is an end tenant space, the project will contribute to a stand-alone appearance.

Vice-Chair Rotman questioned the intent of removing the existing window on the south elevation. The applicant responded that the removal is requested because of the site's closeness to the adjacent pet store to the south and the future interior layout of the space.

Vice-Chair Rotman asked whether the finish of the proposed Cantera stone tiles is smooth or not. The applicant responded that the finish of the tiles will be smooth. Vice-Chair Rotman also questioned the size of the tiles. The applicant responded that the size will be 16" by 16" and added that the size of the tiles can be changed to 18" by 18" or 20" by 20" if needed.

Member Doczi asked whether the cannabis facility will be a dispensary or lounge. The applicant responded that it will be a cannabis dispensary only.

Chair Jakway stated that enclosing the window opening on the south elevation is a good idea, especially considering the roof overhang extending from the adjacent building towards the project site. Chair Jakway added that the proposed building wall paint color depicted on Sheet 6.0 of the submitted plan appears very white and a color that is "creamier" would be preferable. Chair Jakway added that alterations that make the project site appear detached from the rest of the building are not desirable. Chair Jakway pointed out that that the Mercado Plaza utilizes different types of Cantera stone tiles and the proposed sign appears too large for the sign installation area. Chair Jakway concluded that the size of the proposed sign could be slightly smaller for better proportion.

Member Lockyer stated that removing the existing stone veneer may contribute to the enhancement of the building façade and recommended not to bring back the same amount of details to the building. Member Lockyer added that it is appropriate to bring back the Cantera stone tiles further up on the wall and wrapping around the building corner. The proposed 'Whisper Gray' paint color is acceptable; however, the color which is a shade lighter is more desirable and not the white paint as shown in the submitted plan. Member Lockyer added that the proposed sign appears too large and a reduction in sign size to make it between 60% and 70% of the proposed sign size is desirable.

Member Walsh stated that he agrees with the comments provided by other members. Member Walsh added that the proposed Cantera stone tiles will simplify and clean up the Spanish Revival building façade and removing some of the existing details is a good idea. Member Walsh added that the proposed paint colors appear to be out of the context considering the treatment of the entire building. Member Walsh stated that the proposed sign size does not appear to be problematic; however, a color palette that is more consistent with the existing building is desirable.

Vice-Chair Rotman stated that the proposed signage depicted on Sheet 6.0 appears better than the sign design depicted on a separate sign plan sheet. Vice-Chair Rotman added that he agrees with the comments provided by Member Walsh regarding the proposed paint color. Vice-Chair Rotman stated that paint colors which are similar to the existing or slightly lighter than the existing building color is desirable. Vice-Chair Rotman stated that he is nervous about the application of the proposed 'Whisper Gray' paint. Vice-Chair Rotman concluded that the application of colors which belong to the same color family as existing would be appropriate.

Member Poehlein stated that he agrees with Member Lockyer's comments regarding increasing the height of the Cantera stone tiles and the use of warmer paint colors. Member Poehlein commented that painting the cornice in the proposed 'Silver Bullet' paint color will make the cornice visually stand out from other cornices; therefore, the cornice should remain as existing. Member Poehlein agreed that the proposed sign depicted on Sheet A6.0 is better in terms of scale compared to the rendering shown on the separate sign sheet.

Chair Jakway stated that he recommends the existing wall-mounted light fixtures be removed as a condition.

Vice-Chair Rotman asked the applicant whether the project proposes the removal of the existing two (2) lanterns installed on the building. The applicant responded that he wishes to remove them.

Member McCoy stated that the project is proposing to install an illuminated sign, and the installation area is close to street signs. For this reason, the existing lighting fixtures should be for decoration only should the applicant decide to keep them.

Chair Jakway stated that not every tenant space is designed with the lanterns; therefore, it should not be a problem for such fixtures to be removed and not be replaced.

Rotman, seconded by Lockyer to approve the proposed sign subject to the condition as stated below and recommend approval of the proposed exterior alterations to the City Council subject to the conditions of approval stated below:

- 1) Sign size needs to be adjusted to keep the proportion depicted on image 5 of Sheet 6.0.
- 2) Building paint color shall be warmer and lighter variation of the existing building colors.
- 3) The existing window on the south elevation to be removed as proposed.
- 4) The existing lanterns and wall-mounted two (2) light fixtures on the primary elevation to be removed.
- 5) Application of the Cantera stone tiles needs to be extended further on the building.

- 6) Select Cantera stone tiles in a different color depending on the final paint colors.
- 7) Maintain the finish of the cornice as existing.

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

UNFINISHED BUSINESS:

3. **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 a conflict of interest, and turned his video and audio off.

Principal Planner Newell presented the proposed project.

MIKE DAY provided public comment in support of the project.

MICHAEL BRAUN, applicant, introduced the design team.

MARK KIRKHART, described the changes to the project.

Member Thompson asked where the BBQ's will be located. Applicant responded there's one on the pool deck and other locations are being explored in the common areas.

Chair Jakway asked if noise would be generated from the air vents into the garage. He questioned the accuracy of the renderings relative to the 1st and 2nd floors. Applicant explained using 3-D model and said there would be no noise from the garage vents.

Member Lockyer asked for clarification on materials.

Vice Chair Rotman expressed concern on the vertical shafts and plumbing. He questioned what plant material will be used to ensure vines continually growing on the vertical screen.

Member McCoy asked about the caliber of the vertical cable and the program to deal with trash pick-up. He also asked about move-in/move-out parking and its

impact on available street parking.

Member McCoy appreciates plan installing art on the elevator tower and thinks the vertical cables should be something more substantial.

Chair Jakway appreciates the improvements to the project, but still has concerns with the “box” design. He said the interior courtyard impacts the ability to improve the overall massing and is concerned with the entire extension reaching 60 feet height. He thinks overall the vertical flatness is too problematic.

Member Lockyer noted concern with “ganging” of the glass and thinks it looks too much like a hospital. He thinks undulation in facade is needed on the outside of building as opposed to the interior courtyard. The plan creates a vertically flat design. He does not think the removal of the shade structure is necessary; they could have done something more warm and organic with warmer colors and materials.

Member Walsh spoke in favor of certain improvements such as the screens that users can modify. However, he’s concerned with the project massing overall.

Member Thompson feels it’s an improvement, but thinks massing is too much. He noted concern with the courtyard; and thinks it looks like a pit.

Member Poehlein thinks the entry is uninspiring as blank space. He also noted concern with the massing of the upper floors.

Vice Chair Rotman thinks the courtyard and 6-story massing is problematic for the proposed courtyard size.

MARK KIRKHART responded to the AAC comments.

Lockyer, seconded by Walsh to deny due to the project not meeting finding #3 relative to massing, the scale of the interior courtyard, and the generally “flat” vertical design of the building exterior reaching 60 ft. height.

AYES: LOCKYER, MCCOY, POEHLEIN, 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 8:03 pm to the next regular meeting at 5:30 pm on October 19, 2020.

David Newell, AICP
Assistant Director of Planning

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