

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

**Minutes of June 15, 2020**

**CALL TO ORDER:** Chair Jakway called the meeting to order at 5:37 pm.

**ROLL CALL:**

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

Committee Members Excused: Poehlein

Planning Commission Present: Hirschbein

Staff Present: Principal Planner Newell, 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, June 11, 2020.

**ACCEPTANCE OF THE AGENDA:**

Rotman, seconded by Walsh, to accept the Agenda, as presented.

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

ABSENT: POEHLEIN

**PUBLIC COMMENTS:** NONE.

**CONSENT CALENDAR:**

**1. APPROVAL OF MINUTES: MAY 18, 2020**

Member Doczi requested a minor correction to Item 3.

Lockyer, seconded by Doczi, to approve minutes, as amended.

AYES: DOCZI, LOCKYER, THOMPSON, WALSH, ROTMAN

ABSTAIN: MCCOY, JAKWAY  
ABSENT: POEHLEIN

**UNFINISHED BUSINESS:**

**2. 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 presented the project changes since prior AAC review on May 18<sup>th</sup>.

Vice Chair Rotman asked about the turf replacement program and plan that was submitted to DWA for review.

ROD STOLK, applicant, explained the changes.

Member Thompson asked if larger boulders would be considered. (Applicant responded yes.)

Vice Chair Rotman questioned the spacing between each plant.

Member McCoy asked about the landscape lighting.

Chair Jakway asked how they intend to reduce the trash bin visibility. (Applicant responded they would incorporate staff's recommendation by continuing bougainvillea planting.)

Member Lockyer asked for clarification on the attached letter in the staff report and proposed plan inconsistencies. (Applicant provided further explanation and agreed to screen the trash bins by the block wall.)

Member Dozci suggested that shrubs and cactus should be 15-gallon, multi-trunk with minimum height of 3'-4'. Bougainvillea should be 15-gallon and 6'-8' spacing along the wall. Add low-profile/shorter palm trees under the Washingtonia robusta and boulder size in 3'-4' in size.

Member Walsh thinks trash enclosure should be installed to screen bins

Member McCoy agreed with Member Walsh. He suggested adding palm trees next to the existing landscape. He said the lighting should be directed towards the lower height palms. He does not think it's necessary to add two additional lights on the sign. He

suggested reducing the light on the cactus and other plants; and should be focused on other more interesting features.

Vice Chair Rotman suggested the building wall could use a nice backdrop for something more interesting than bougainvillea. He thinks the overall design should be more organic and larger boulders grouped together.

Member Lockyer agreed about the bougainvillea- he does not think this is the right material.

Jakway, seconded by Thompson to approve subject to added conditions.

1. Instead of installing solid Bougainvillea hedges along the south elevation of the building, break up the hedges into clusters so that some areas of the plaster building wall will be exposed to function as a backdrop for Nightblooming Cereus.
2. Add low-profile/shorter palm trees to the existing Mexican Fan Palms clusters.
3. Work on spacing, planting, and boulders to achieve an appearance that is more organic and less regimented.
4. An architectural solution shall be created to conceal the visibility of the trash bins.
5. Increase the size of the boulders.
6. Night blooming Cereus, Mexican Grass Tree, and Bougainvillea shall be at least 15 gallons in size.
7. Night blooming Cereus shall be multi-trunk and at least 3' to 4' in height. The size shall be at least 15 gallons (see #6).
8. The application of the Bougainvillea clusters shall not exceed the 40% of the length of the south building elevation.

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

ABSENT: POEHLEIN

**NEW BUSINESS:**

3. **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)**

Assistant Planner Perez presented the project.

JOHN CROSS, applicant, introduced the project.

Vice Chair Rotman asked about the name and sign composition. (Applicant described

the reasoning for size of graphics.)

Member Thompson asked if the silver screen element could be white. (Applicant agreed it would be a better design.)

Vice Chair Rotman asked if the screen element could be lit.

Member Walsh noted concern with three different font sizes.

Vice Chair Rotman said he would like to see revisions made to the plan.

Rotman, seconded by Doczi to continue future meeting with direction to the applicant to revise the plan based on comments from AAC.

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

\*Member Thompson requested the screen be white instead of silver.

**4. DESTINATION RAMON, LLC, FOR A PRE-APPLICATION REVIEW FOR THE REDEVELOPMENT OF A PAD SITE TO INCLUDE THE DEMOLITION OF AN EXISTING BUILDING FOR THE CONSTRUCTION OF TWO (2) QUICK SERVICE RESTAURANTS WITH DRIVE-THROUGHS LOCATED AT 5601 EAST RAMON ROAD, ZONE M-1, SECTION 20 (CASE NO. PRE-APP 20-002). (GM)**

Associate Planner Mlaker provided a staff presentation.

Member Jakway asked about the process and questioned if buildings could be processed separately. (Planner Mlaker responded that a parcel map waiver will be required to split parcels and the buildings could be processed separately.)

Member Lockyer requested clarification on the heights.

STAN ROTHBART, applicant, provided background information on the development.

KRISTEN ROBERTS introduced Raising Cane's project and answered questions.

MAIKEL FARAGALLA, Urban Dwell Architecture, gave a presentation on the Starbucks building.

Chair Jakway commented on existing stone use in the shopping center. He encouraged using that stone and suggested flipping the building. Chair Jakway suggested eliminating one of the driveways (on the east side) to push building further

east and allow more landscape buffer between the building and street.

Chair Jakway asked about eliminating the center island parking to reduce the hard-surface and increase the landscape buffer on the north side of the building. Chair Jakway asked the submittal include a site plan that shows existing improvements on the Del Taco and Walmart sides of the property.

Member Lockyer suggested increasing the landscape layers along the drive-through lane. He expressed concern with the overall height of the buildings.

Member Doczi suggested agreed about the site plan issues mentioned by Chair Jakway. He suggested eliminating hardscape to increase the landscape buffers.

Chair Jakway said the street corner needs to maintain softness of landscape. Screening of the drive-thru is very important. He noted that the proposal involves significant corporate branding. The architecture should blend with existing buildings in the center. He expressed concern with the Starbucks parking lot lighting.

Member Thompson said the use of red brick does not match the rest of the shopping center, as well as the Starbucks wood elements.

Member Walsh thinks there's a lack of cohesion and it needs to be more in keeping with the Palm Springs architectural design.

Vice Chair Rotman agreed with the committee member comments. He said the site plan needs to be revisited. Raising Cane's seating should be on the west side of the building. He thinks there is too much concrete and building design needs to be more in keeping with the desert environment.

(No recommendation or motion was made on this Item. Only comments were made to assist the applicant as they prepare the formal application.)

**5. ASH'S FIRST, LLC FOR A MINOR ARCHITECTURAL APPLICATION TO MODIFY AN EXISTING FAÇADE FOR A PROPOSED CANNABIS DISPENSARY LOCATED AT 757 SOUTH WILLIAMS ROAD (CASE NO. 3.4166 MAA). (DN)**

Principal Planner Newell presented the project and responded to Committee questions.

BRIAN MANAOG, applicant, provided details on the project and was available for questions.

Member Doczi thinks the building has a nice composition and painting will be an improvement. He thinks the sign could be better integrated into an architectural

component of the building and suggested adding landscape.

Member McCoy agrees integration into the architecture would go a long way. He suggested lowering the sign and centering on the wood elements.

Member Walsh noted concern with the quality of the proposed sign and its materials.

Vice Chair Rotman thinks the sign needs to be relocated to the canopy or wood panels.

Member Thompson said the sign design is not sophisticated and suggested moving it north under the awning.

Chair Jakway suggested moving the sign onto the wood-clad or storefront. He thinks the translucent film should be floor to ceiling.

Rotman, seconded by Doczi to approve, subject to AAC comments pertaining to sign location, graphics, color and material.

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

ABSENT: POEHLEIN

**COMMITTEE MEMBER COMMENTS:** None.

**STAFF MEMBER COMMENTS:** None.

**ADJOURNMENT:** The Architectural Advisory Committee of the City of Palm Springs adjourned at 8:01 pm to the next regular meeting at 5:30 pm on July 20, 2020, City Hall, Council Chamber, 3200 E. Tahquitz Canyon Way.

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David A. Newell, AICP  
Principal Planner