

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

**Minutes of November 2, 2020**

**CALL TO ORDER:** Chair Jakway called the meeting to order at 5:32 pm.

**ROLL CALL:**

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

Committee Members Excused: Doczi, McCoy

Planning Commission Present: None

Staff Present: Assistant Planning Director, Engineering Associate Minjares, Associate Planner Lyon, Associate Planner Kikuchi, Associate Planner Mlaker

**REPORT OF THE POSTING OF AGENDA:** The agenda is available for public access at the City Hall bulletin board (west side of Council Chamber) and the City's website by Thursday, 6:00 pm on October 29, 2020.

**ACCEPTANCE OF THE AGENDA:**

Member Walsh, second by Member Thompson, to accept agenda with the following amendments:

- Move Items 4 and 7 to Consent Calendar.

Vice Chair Rotman said he has a conflict of interest relative to both items, due to owning property within 500' of Item 4 and a business interest relative to Item 7. He will abstain when those items are voted on during the approval of the Consent Calendar.

AYES: Thompson, Lockyer, Poehlein, Walsh, Vice Chair Rotman, Chair Jakway  
ABSENT: Doczi, McCoy

**PUBLIC COMMENTS:** None.

**CONSENT CALENDAR:**

Vice Chair Rotman asked that staff correct page 1 of the October 19, 2020 meeting minutes in the Call to Order section. Specifically, revise to note that Chair Jakway called the meeting to order (not Vice Chair Rotman, as shown in the draft).

Member Walsh, second by Member Thompson, to approve Consent Calendar as presented (with abstentions as noted).

AYES: Thompson, Lockyer, Poehlein, Walsh, Vice Chair Rotman, Chair Jakway  
ABSENT: Doczi, McCoy  
ABSTAIN: Vice Chair Rotman (Items 4 and 7)

**1. APPROVAL OF MINUTES: JUNE 15, 2020, OCTOBER 5, 2020 AND OCTOBER 19, 2020.**

Approved 6-0 as part of Consent Calendar (including correction to page 1 of October 19, 2020 meeting minutes, as noted).

**4. BEN & JOSIE BERNAL, OWNERS, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 2,390-SQUARE FOOT SINGLE-FAMILY RESIDENCE ON A HILLSIDE LOT LOCATED AT 2355 MILO DRIVE, ZONE R-1-B (CASE NO. 3.4187 MAJ). (KL)**

Recommend approval (5-0) as part of Consent Calendar (Vice Chair Rotman abstained).

**7. THE LGBTQ CENTER FOR A MINOR ARCHITECTURAL APPLICATION FOR REPAINT AND NEW EXTERIOR CORRIDOR RAILINGS AT THE LGBTQ CENTER LOCATED AT 1301 NORTH PALM CANYON DRIVE, ZONE C-1 (CASE 3.4192 MAA). (KL)**

Recommend approval (5-0) as part of Consent Calendar (Vice Chair Rotman abstained).

**UNFINISHED BUSINESS:**

**2. BEST SIGNS, INC., ON BEHALF OF MARGARITAVILLE RESORT, FOR SIGN PROGRAM AMENDMENT APPROVAL TO INSTALL A MONUMENT SIGN AT THE NORTHEAST CORNER OF NORTH INDIAN CANYON DRIVE AND EAST VISTA CHINO ROAD ON THE HOTEL PROPERTY LOCATED AT 1600 NORTH INDIAN CANYON DRIVE, ZONE R-3, SECTION 2 (CASE NO. 20-003 AMND). (NK)**

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

David Pratt, Applicant, provided additional information on the reason for keeping the design similar to the previously reviewed sign plans, but did indicate the background material was changed to smoother surface. Mr. Pratt said the applicant team chose not to incorporate a water feature due water conservation measures and not use real wood

due to the harsh desert climate requiring long-term maintenance concerns.

Chair Jakway questioned the depth and dimensions of the proposed sign, including the depth of the “pin” for the pin-mounted letters.

John Cross, Applicant’s sign designer, said the sign letters are about three inches, but the sign graphic showing an example was about five inches. Overall, each of three sign layers will be three inches in depth.

Vice Chair Rotman asked if the Applicant can minimize the number of pins, since the sign is angled towards two streets. Mr. Cross responded that can be done.

Chair Jakway concluded public comments.

Vice Chair Rotman said the background does not relate to the rest of the building architecture and needs to be revised to improve the overall design.

Member Lockyer expressed concerns with the lack of design improvements made to the sign. He felt more needs to be done, such as using real wood and integrating a water feature, in addition to relating to the building design.

Mr. Pratt responded that he would be willing to use real wood if that is the Committee’s preference.

Vice Chair Rotman said background shape and size do not relate to the design. Mr. Rotman suggested squaring the top off and lowering it, and allow trees and sign to extend above the background.

Chair Jakway agreed about changing background. This would allow the artistic parts (parrot and palms) to extend above the background, and thinks a landscape plan should be provided to improve the adjacent landscape area.

Member Walsh expressed disappointment with the applicant’s response to AAC comments. He said the design does not relate to the existing architecture. Sign needs to be conceived of from various angles. This corner is real opportunity to create a quality design.

Member Lockyer said the applicant should look at allowing the sign designer to re-think the sign entirely.

Lockyer, second by Walsh, to recommend denial as proposed.

AYES: Thompson, Lockyer, Poehlein, Walsh, Vice Chair Rotman, Chair Jakway  
ABSENT: Doczi, McCoy

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

Associate Planner Kikuchi presented changes since AAC review on September 8, 2020.

Member Thompson asked about the blade sign and if the two window graphics would still be permitted. Planner Kikuchi responded yes, the window signs would still be permitted under a sign program.

Vice Chair Rotman questioned if the building owner allowed the applicant to paint all columns blue. Planner Kikuchi said that is correct and mentioned the applicant can confirm.

Fumiko Docker, Applicant, described the project changes and noted the eagerness move the project forward.

Chair Jakway said the changes tie the overall design of the building together. The simplicity of the landscape changes are in line with the simplicity of the building.

Member Thompson liked the columns and wall being painted blue, but questioned if both street-facing walls should be blue fronting Palm Canyon Drive.

The Committee discussed the garden walls, but ultimately agreed the proposed paint application makes more sense.

Thompson, second by Rotman, to recommend approval as submitted.

AYES: Thompson, Lockyer, Poehlein, Walsh, Vice Chair Rotman, Chair Jakway  
ABSENT: Doczi, McCoy

#### **NEW BUSINESS:**

5. **BRIAN FOSTER FOR A MINOR ARCHITECTURAL APPLICATION FOR REVISIONS TO THE FRONT ENTRY AT OLD LAS PALMAS ESTATES SUBDIVISION TO INCLUDE NEW LANDSCAPING, GATE, AND SIGNAGE, LOCATED AT LAS PALMAS ESTATES DRIVE, ZONE R-1-B (CASE NO. 3.4194 MAA). (GM)**

Planner Mlaker provided an overview of the project and described the details as outlined in the staff memorandum. He noted that applicant agreed that a pedestrian gate can be installed on the south side the gate.

Vice Chair Rotman asked about the conceptual signage's compliance with the sign ordinance. Planner Mlaker said the signs were not evaluated, as the signage will be reviewed by separate permit.

Member Thompson questioned the size of the white rock. Planner Mlaker said that information was not identified in the plans and the Committee may want to specify those details.

Member Walsh asked if the existing gate was part of the original subdivision. Planner Mlaker confirmed the existing gate was built as part of the original subdivision.

Brian Foster, Applicant, explained that the front entrance needed to be improved. He noted the white gravel would be three-quarter inch or one inch in size. The center median trees are about thirty foot high, so the reason for higher walls was to balance the design and scale.

Chair Jakway asked about the two date palms on the south side of the driveway –will they be removed. Mr. Foster responded they'd likely relocate somewhere else in the development.

Member Lockyer questioned the use of white, and how it ties into neighborhood and surroundings. Mr. Foster said white is iconic to Palm Springs, being popular today and in the past.

Chair Jakway wondered if there are alternatives to the artificial turf, since that can deteriorate. Mr. Foster said the HOA would address any deterioration of turf as it wears over time.

Chair Jakway asked if existing boulders would be re-used. Mr. Foster described the existing boulder and said they plan to use existing boulders, especially those that are native to the area.

Member Poehlein thinks it's a nice modernization of the entry and agrees with reducing the height of the pillars walls to 12'.

Member Walsh noted the design needs to consider the neighborhood it sits within. The proposal seems "heavy handed" with the large pilasters and too bold for the context of the neighborhood. Overall, it could be dialed-down a bit.

Member Lockyer agrees with Member Walsh, relative to scale and fit with surrounding. He felt the white gravel, dual monument signs and triple monolith walls at the center, are out of scale. Something that fits within the community should be considered. Starkness of white is too much.

Vice Chair Rotman thinks it is an improvement over existing improvements, but seems over-blown and could be scaled back. Agrees with staff recommendations, but walls could be even lower.

Member Thompson agrees with other members. One sign seems appropriate. Three monoliths are too much – they could be removed completely.

Chair Jakway agrees with Member Thompson. Also, reconsider artificial turf with another green ground cover.

Lockyer, second by Rotman, to recommend denial as proposed with direction to consider the following:

1. Eliminating artificial turf and incorporate existing berming
2. Remove three monoliths in landscape median
3. Eliminate or find alternate to white rock material

AYES: Thompson, Lockyer, Poehlein, Walsh, Vice Chair Rotman, Chair Jakway  
ABSENT: Doczi, McCoy

**6. SCOTT TIMBERLAKE FOR A MINOR ARCHITECTURAL APPLICATION FOR A 503-SQUARE FOOT ADDITION AND A 420-SQUARE FOOT NEW DETACHED GARAGE TO AN EXISTING HOUSE ON A HILLSIDE LOT REQUESTING AN ADMINISTRATIVE MINOR MODIFICATION FOR SETBACK REDUCTIONS LOCATED AT 324 WEST OVERLOOK DRIVE, ZONE R-1-C (CASE NOS. 3.3718 MAA AND 7.1612 AMM). (GM)**

Member Thompson noted he had a business transaction with this project's applicant over a year ago and asked if he should recuse himself. Assistant Director Newell said no, since the transaction was over a year ago.

Planner Mlaker described the proposed project, and noted there was one public comment letter that was sent to the AAC for consideration.

Member Thompson asked about the existing trees heights.

Scott Timberlake, Applicant, provided some background on the ownership of the subject site and surrounding sites.

Vice Chair Rotman said the proposed garage shows a flat roof and the rest of the structures are pitched roofs, and questioned why there is a difference. Mr. Timberlake agreed that a pitched roof would be a better design.

Jakway felt a gable roof would a better design with a plate height at eight feet height.

Member Lockyer suggested the pitch be 4:12 with a maximum height of the pitch at eleven feet. The ridgeline should be oriented in an east-west direction.

Chair Jakway said the pitch should match the existing roof slopes with the gable end facing the street.

Rotman, second by Thompson, to recommend approval, subject revising garage roofline designed in an east-west direction, per the setbacks as shown. Pitch to match existing roof

Rotman, second by Thompson to recommend approval, subject to (1) revising the garage roof to a gable design with the roofline oriented in an east-west direction (per the setbacks as shown) and (2) that the roof pitch to match existing roof pitch on-site.

AYES: Thompson, Lockyer, Poehlein, Walsh, Vice Chair Rotman, Chair Jakway  
ABSENT: Doczi, McCoy

**COMMITTEE MEMBER COMMENTS:**

Chair Jakway congratulated Mr. Newell on his promotion to Assistant Director of Planning.

Chair Jakway noted that there will be only one meeting this month and next month. As a result, staff may need to conduct a second meeting the day following the December 7<sup>th</sup> meeting.

**STAFF MEMBER COMMENTS:** None.

**ADJOURNMENT:** The Architectural Advisory Committee of the City of Palm Springs will adjourned at 8:07 p.m. to the next regular meeting on December 7, 2020, at 5:30 p.m., at City Hall, Council Chamber, 3200 E. Tahquitz Canyon Way.

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David A. Newell, AICP  
Assistant Planning Director