

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

**Minutes of December 7, 2020**

**CALL TO ORDER:** Vice Chair Rotman called the meeting to order at 5:36 p.m.

**ROLL CALL:**

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

Committee Members Excused: Chair Jakway, 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 was 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 December 3, 2020.

**ACCEPTANCE OF THE AGENDA:**

Member Walsh, second by Member Thompson, to accept as presented.

AYES: Doczi, Lockyer, Poehlein, Thompson, Walsh, Vice Chair Rotman

ABSENT: Jakway, McCoy

**PUBLIC COMMENTS:** None

**CONSENT CALENDAR:**

Member Lockyer asked that the two items on the Consent Calendar be removed for separate discussion.

- 1. RINGO GENERAL CONTRACTING REQUESTS A MINOR ARCHITECTURAL APPLICATION APPROVAL TO CONSTRUCT A NEW 5,503-SQUARE FOOT SINGLE-FAMILY RESIDENCE ON A HILLSIDE PARCEL LOCATED AT 3172 EAST BOGERT TRAIL, ZONE R-1-B (CASE 3.3439 MAA) (AP).**

Assistant Planner Perez presented the project as outlined in the staff memorandum.

Member Lockyer asked if solar is proposed on the project and what materials are being used on the exterior. Planner Perez indicated she believed solar was part of the project, but the applicant would be able to confirm. Ms. Perez described the exterior materials and colors.

Brandon Newell, Applicant and Project Designer, described the design of the proposed residence, including project materials, landscaping and solar.

Member Poehlein felt the visibility of the solar panels from the street was an important issue.

Member Doczi said plant materials look appropriate, but noted the plans has some plants materials that are a bit undersized. Trees should be a mixture of twenty-four inch box and thirty-six inch box sizes. Rostratas should be three feet to five feet in height (not one foot as shown on the plan).

Thompson agreed that project is a nice house, but would have liked to see solar on roof be a low profile design.

Member Lockyer said the flat roof penetrations should limited and pushed further back from the street. He also felt the solar panels should also be pushed back from the roof front edge.

Lockyer, second by Doczi, to recommend approval, subject to varying tree container sizes between twenty-four inch box and thirty-six inch box sizes and require three to require three-foot to five-foot high Rostratas. Member Lockyer requested staff review the solar panel installation to minimize visibility from the street.

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

**2. 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 3.4194 MAA) (GM).**

Associate Planner Mlaker presented the project as outlined in the staff memorandum.

Vice Chair Rotman asked about signage, noting the initial application exceeded sign ordinance requirements, and if the revised project is in compliance. Planner Mlaker said the monument sign size would be permitted, but that staff is still evaluating the other signage.

Member Lockyer asked about the previous comments and concerns expressed by the AAC and how the project differed. Planner Mlaker described the changes relative to comments received at the prior AAC review.

Brian Foster, Applicant, said the columns holding the entry gates are not increasing from the existing condition.

Member Doczi asked if up-lighting of the monoliths is proposed. Mr. Foster responded that LED well lights will up-light the walls and/or the palm trees.

Member Lockyer commented on the size of the monolith walls, noting his preference for more interesting design. He didn't feel the project fits with the neighborhood.

Member Walsh noted concerns with the scale of the monoliths. He said the character didn't seem to fit with the neighborhood.

Member Thompson said the monoliths should be eliminated.

Member Doczi was okay with the design as long as it was proportional to the size of the island.

Vice Chair Rotman recalled previous discussion to eliminate the walls and install something more subtle. The monoliths block the entry gates, which are a nice design.

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

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

Some Committee members felt the elimination of the monoliths (or a smaller-scaled design) was necessary for approval.

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

- 3. KOAR PALM SPRINGS, LLC, (DBA: LIVING OUT) FOR AN AMENDMENT TO AN APPROVED PLANNED DEVELOPMENT DISTRICT TO CONVERT CONDOMINIUMS TO 122-UNIT APARTMENTS AND A REVISION TO TENTATIVE TRACT MAP 37602 LOCATED AT 1122 EAST TAHQUITZ CANYON WAY, ZONE REO, SECTION 14 (CASE 5.1449 PDD 389) (GM).**

Vice Chair Rotman recused himself, due to a business conflict. Member Walsh stepped in as chair for this item.

Planner Mlaker presented the project, providing history on previous approvals.

Member Doczi asked about the parking changes that have been made to the project. Planner Mlaker responded that the parking has been moved from underneath the building to a parking lot.

Member Thompson asked if the plans reflected changes requested by the Planning Commission. Planner Mlaker described the plan revisions that have been made since the project was reviewed by the Planning Commission.

Loren Ostrow, Applicant, described the proposed project and the proposed changes.

Member Thompson questioned the stair tower elevation and the color of the building. Jerry Sherman, Applicant's Architect, said the northerly wing was the only one without the tower. Mr. Sherman said the color is off-white, vanilla stucco and described the other building materials.

Member Walsh asked about distances from parking to units and how they've looked at addressing access. Mr. Ostrow said residents will have assigned parking based on the location of their unit and noted it is a management issue that will be addressed for the comfort of residents.

Member Walsh said the previous design included glass-railing balconies and wondered if that would still be the case for the revised project. Mr. Sherman said yes, the railing will remain glass.

Member Doczi said he recalls the previous project when reviewed by AAC and the concerns with parking along Tahquitz Canyon Way. Mr. Doczi said other developments along Tahquitz generally do not have parking along Tahquitz. He felt that the whole site plan feels contrived and not an optimal design.

Member Lockyer questioned changes to the site plan, particularly the loss of the westerly pool and pickle ball courts. Mr. Ostrow responded with the reasons for making the proposed changes to the outdoor spaces.

Member Poehlein discussed the distance of the proposed pool from the building and did not see shading to be an issue. He felt the parking layout was the best solution for the proposed project and was okay with the modifications.

Member Thompson agrees with Member Poehlein, noting he was not concerned with the parking configuration. He suggested matching the end elevations of the building.

Member Lockyer asked about the height of the carports and the design details. He suggested reducing the heights of the carports, with the lower height at seven to eight feet and upper to nine feet. Beams appear heavy and recommended thinner design shown in inspirational image.

Member Walsh said the lower height would provide better shade for vehicles and commented on the material.

Member Thompson said the northwest elevation should be enhanced similar to other wings.

Member Lockyer felt the elevations facing the street were plain. Mr. Sherman said there would be glazing and balconies near elevation ends, but noted the corten steel cladding was removed.

Member Lockyer suggested keeping the screening material. Mr. Sherman said they could add screens to the ends of the building wings.

Member Walsh suggested the previous rendering was a much better design and that there needs to be a cohesive design around the building.

Walsh, second by Lockyer, to recommend approval, subject to the following:

1. Enhance design of elevations and incorporate corten steel at end of building wings for a cohesive design;
2. Reduce overall heights of carports and use thinner roof beams (as shown in inspirational image); and
3. Increase the number of trees between residential wing and Tahquitz Canyon.

AYES: Lockyer, Poehlein, Thompson, Walsh

NOES: Doczi

ABSTAIN: Vice Chair Rotman

ABSENT: Jakway, McCoy

#### **COMMITTEE MEMBER COMMENTS:**

Member Doczi asked about the AAC's review relative to apartments vs. condominium projects.

Member Lockyer asked if there would be another AAC meeting this month and if the Committee would be back to two meetings per month next year. Assistant Director Newell responded that there would be no other AAC meetings in December and

indicated the Committee would be back to two meetings per month starting in January. Mr. Newell said a meeting schedule would be provided to the Committee very soon.

**STAFF MEMBER COMMENTS:** None.

**ADJOURNMENT:** The Architectural Advisory Committee of the City of Palm Springs will adjourned at 8:30 p.m. to the next regular meeting on January 4, 2021, 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