

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

**Minutes of January 4, 2021**

**CALL TO ORDER:** Chair Jakway called the meeting to order at 5:30 pm.

**ROLL CALL:**

Committee Members Present: Doczi, Lockyer, McCoy, Poehlein, Thompson, Chair Jakway

Committee Members Absent: Walsh, Vice Chair Rotman

Planning Commission Present: None

Staff Present: Assistant Planning Director Newell, Associate Planner Kikuchi, Engineering Associate Minjares, Associate Planner Lyon, 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) by December 31, 2020 and posted on the City's website as required by established policies and procedures.

**ACCEPTANCE OF THE AGENDA:**

McCoy, seconded by Doczi to accept the agenda as presented.

AYES: Doczi, Lockyer, McCoy, Poehlein, Thompson, Jakway

ABSENT: Walsh, Rotman

**PUBLIC COMMENTS:** None

**CONSENT CALENDAR:** None

**UNFINISHED BUSINESS:**

1. **FUMIKO DOCKER OF PENCIL BOX ARCHITECTS, INC., ON BEHALF OF COOKIES, FOR A MINOR ARCHITECTURAL APPLICATION TO ALTER THE EXTERIOR OF A NEW CANNABIS DISPENSARY FACILITY, COOKIES, LOCATED AT 777 NORTH PALM CANYON DRIVE (APN: 505-283-008), ZONE C-1 (CASE 3.229 MAA). (NK)**

Planner Kikuchi presented the proposed project as outlined in the staff memorandum providing history on previous reviews and City Council direction.

Chair Jakway clarified that the AAC is reviewing the window designs and potential solutions for a display as opposed to spandrel glass design. In the applicant's Option 2, the window graphics appear as signage and not an art mural. Planner Kikuchi confirmed as correct.

FUMIKO DOCKER, applicant with Pencil Box Architects, provided a presentation on the proposed options to respond to City Council's direction.

IVY BADER, applicant, described the compliance issues and other cannabis businesses on Palm Canyon Drive.

ALY DEAN, applicant, was also available for questions.

Member Thompson asked if the applicant was aware of Municipal Code requirements related to non-visibility requirements and Councils policy to have see-through windows/displays. Ms. Bader noted there was precedent in other businesses.

Member McCoy asked if either of the window applications shown in Option 1 were used elsewhere. Ms. Docker said no, they haven't used this application elsewhere yet.

Member Poehlein asked for clarity on the applicant's preference. Ms. Dean said they are willing to do either option.

Member Poehlein felt the gradient glass was acceptable, but felt there should be some consistency amongst the glazing application.

Lockyer, seconded by McCoy to approve either option, as presented.

AYES: Doczi, Lockyer, McCoy, Poehlein, Thompson, Jakway

ABSENT: Walsh, Rotman

**NEW BUSINESS:**

- 2. DTSP A14, OWNER, PROPOSING AN AMENDMENT TO THE SIGN PROGRAM FOR "THE BLOCK "A" BUILDING" LOCATED AT 201 NORTH PALM CANYON DRIVE; ZONE CBD, DOWNTOWN PALM SPRINGS SPECIFIC PLAN (CASE SP 16-002 AMND) (KL).**

Members Doczi and Thompson recused themselves, due to business conflicts.

Planner Lyon presented the sign program amendment as outlined in the staff

memorandum.

JIM CROSS, applicant, Best Signs, described the signage and proposed reverse halo-lit letters (non-front lit).

ETHAN KAMINSKY, applicant, USCAP, described the proposed business.

Member McCoy said it's important to note the proposed signage will be visible from hotel room balconies and the newly proposed residential development, expressing his preference for non-lit signage.

Planner Lyon noted the sign ordinance has requirements for dimming requirements to address glare.

Chair Jakway, seconded by McCoy to approve as recommended by staff.

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

Members Doczi and Thompson returned to the meeting.

**3. KEVIN BURKE, OWNER PROPOSING AN 8,463-SQUARE FOOT SINGLE FAMILY RESIDENCE ON A HILLSIDE LOT LOCATED AT 260 RIDGE MOUNTAIN DRIVE, ZONE 0-20(CASE 3.4195 MAJ / 7.1616 AMM) (KL).**

Planner Lyon presented the project.

EMMET TRUXES, applicant, provided a model of the project and showed different angles and perspectives around the property.

Member Thompson asked if there would be roof penetrations and rooftop solar.

KEVIN BURKE, owner, responded yes the home will be completely removed from the electrical grid.

PABLO PEREZ PALACIOS, described the architectural design in further detail.

Member Lockyer asked about the structural boundary line and overall height. Planner Lyon responded that the boundary link was part of the original tract map; the height conforms to the hillside limit.

Chair Jakway asked about proposed grading, specifically where retaining walls were located and how the project would address drainage.

Mr. Truxes displayed the grading plan showing the proposed retaining walls for the house. He described that there would be excavations and the materials would returned to the natural state as close as possible.

Member Doczi questioned the area of excavation on the grading plan and said the extent of grading seems to be more than what is described.

Member Thompson felt the plans are conceptual and wondered if this would return with more details.

Member Lockyer said more details are typically provided. However, he felt conceptually the project is well designed.

Member Poehlein said the landscape plan has provided native plant materials and felt the concept was to not create new landscape, rather utilize the natural beauty of the existing landscape.

Chair Jakway agreed with staff about the parking. He felt the way the building is settled into the hillside is nicely done, but questioned the lack of fenestration in certain locations. He asked the applicant to clarify the building materials.

Mr. Truxes said the project involves slab on grade with wood framing building. The façade is a smooth stucco meant to look natural within its surroundings. The exposed concrete would be the basement piers supporting the cantilevers. The stainless steel is the garage door. The anodized aluminum is the window frames. He described the importance of the hallway to the design.

Member McCoy asked that they consider including the Red Barrel Cactus, Choya and Encilia.

Member Doczi asked if there were other proposed pedestrian pathways or trails on the site.

Chair Jakway said there would need to be access for pool maintenance.

McCoy, seconded by Lockyer to approve, subject to further review of grading, landscape, color/materials prior to issuance of building permit.

AYES: Doczi, Lockyer, McCoy, Poehlein, Thompson, Jakway

ABSENT: Walsh, Rotman

**COMMITTEE MEMBER COMMENTS:** None.

**STAFF MEMBER COMMENTS:** None.

**ADJOURNMENT:** The Architectural Advisory Committee of the City of Palm Springs adjourned at 7:46 pm to the next regular meeting at 5:30 pm on Tuesday, January 19, 2021, 3200 E. Tahquitz Canyon Way, Palm Springs.

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David Newell, AICP  
Assistant Planning Director

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