

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

Minutes of May 18, 2021

CALL TO ORDER:

Chair Jakway called the meeting to order at 5:35 pm.

ROLL CALL:

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

Committee Members Excused: Lockyer

Planning Commission Present: Peter Moruzzi, Vice Chair

Staff Present: Assistant Planning Director Newell, Engineering Associate Minjares, 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) by 6:00 pm, Thursday, May 13, 2021, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

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

AYES: DOCZI, MCCOY, POEHLEIN, THOMPSON, WALSH, JAKWAY

ABSENT: LOCKYER, ROTMAN

PUBLIC COMMENTS: None

CONSENT CALENDAR:

Walsh, seconded by Jakway to approve Consent Calendar, as presented.

AYES: DOCZI, POEHLEIN, THOMPSON, WALSH, JAKWAY

ABSENT: LOCKYER, ROTMAN

ABSTAIN: MCCOY

1. APPROVAL OF MINUTES: MAY 3, 2021

Approved, as presented.

UNFINISHED BUSINESS:

2. WALMART STORES LLC FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE DEVELOPMENT OF A FUEL STATION AND CONVENIENCE KIOSK LOCATED AT 5601 EAST RAMON ROAD, ZONE M-1 (CASE 3.4210 MAJ). (AP)

Planner Perez presented proposed revisions based on the AAC comments from the April 5th meeting, as outlined in the staff memorandum.

Chair Jakway asked for clarification on the minimum 750-square foot minimum building size requirement.

Public Comment:

JACOB GLAZE, applicant, provided a brief introduction on the changes and was available for questions.

Member Doczi asked about the distance between the proposed drive aisle curb and meandering sidewalk where the three-foot berm will be added. He expressed concern with the berm getting very narrow towards the south end. (Applicant responded they have a Geotec report that states the three-foot berm can be accomplished behind the sidewalk by adding benches, landscaping and screening.)

AAC Comments:

Member Poehlein said all of the AAC comments were addressed and thinks the color scheme is in harmony with the rest of the complex.

Chair Jakway is not in favor of the glass cases facing outwards and thinks the building should be larger with the 750 square-foot minimum to accommodate people inside the building, instead of the proposed configuration.

Member McCoy concurred with Chair Jakway; he's opposed to the idea of people standing in the heat waiting in line.

Member Doczi asked for additional screening from street. He suggested an additional tree placed south of handicap pathway to provide more buffer and screening from the street view.

Member Walsh appreciates the revisions made; however, he noted concern with the kiosk layout and building design as a “glass refrigerator.”

Jakway, seconded by McCoy to deny the project as presented, based on the project not meeting zoning code requirements of the minimum 750 square-footage building size and AAC recommendation that display case not be visible from outside the building.

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

3. GLOBAL GO, LLC, ON BEHALF OF CALIBLISS, FOR A MINOR ARCHITECTURAL APPLICATION AND SIGN PERMIT APPLICATION TO MODIFY THE EXTERIOR OF THE BUILDING AND INSTALL NEW SIGNAGE FOR A PROPOSED CANNABIS DISPENSARY FACILITY LOCATED AT 562 SOUTH INDIAN CANYON DRIVE, ZONE C-1 (CASE 3.3416 MAA AND 20-058 SI). (AP)

Planner Perez presented proposed revisions since previous review of the project, as outlined in the staff memorandum.

IVY BADER, Global Go, representing the applicant, described the project changes, specifically the proposed signage, addition of the front planter, new trees in the rear parking lot, and other details.

Chair Jakway asked about specific details on the glass panels at the front of the building. Ms. Bader confirmed the front windows will be clear glass.

Chair Jakway requested details on the front awning, balcony railing and partition on the second floor. Ms. Bader said the awning was intended to reflect modern design and will extend twenty-four inches with the glazing having a UV film. She said the railing is existing and they'd like to paint the existing railing to reflect the provided renderings.

Vice Chair Rotman joined the meeting at 6:15 pm.

Member Doczi said the first time the project was reviewed, the Committee discussed the front asphalt material and wondered if the applicant intended on improving this sidewalk space. Ms. Bader said the intent was to leave the sidewalk as is.

Member Doczi asked that the sidewalk should be improved to appear as a sidewalk and define the entry. He requested that a landscape plan be submitted to staff for review, noting the desert rye grass as not being an appropriate material.

Vice Chair Rotman asked that the three down-lights be consistent in temperature with the interior lighting for the project. He said additional details are needed for the second

floor balcony awning, railing, etc. and was concerned with the glass awning and recommended a solid-material instead of UV glazing.

Chair Jakway said if the handrail remains, the vertical partition and awning need to be designed to match it. He agreed with Mr. Doczi that the sidewalk design should be improved.

ANDREW MEKHAIL, applicant, responded that the existing awning materials are relatively recent and deteriorated quickly, so the reason for making the proposed changes.

Doczi, seconded by McCoy to approve, subject to the following:

1. Sidewalk in front be modified to define pedestrian area.
2. Final landscape plan shall be submitted for staff review.
3. Awning and partition on second floor balcony shall match existing railing (as improved in the rendering).

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

ABSENT: LOCKYER

NEW BUSINESS:

- 4. KEN AND MELISSA ERKE, OWNERS, FOR A MAJOR ARCHITECTURAL REVIEW FOR THE CONSTRUCTION OF A 3,900-SQUARE FOOT SINGLE-FAMILY HOUSE ON A HILLSIDE LOT LOCATED AT 2216 MONUMENT COURT, ZONE ESA-SP PLANNING AREA 4, LOT 73, DESERT PALISADES SPECIFIC PLAN, SECTION 3 (CASE 3.4220 MAJ). (GM)**

Planner Mlaker presented project as outlined in the staff memorandum.

BRETT WOODS, applicant, described the design intent with the home, describing the plan to address privacy issues with the proposed layout and outdoor space.

Chair Jakway questioned the drainage proposed on the lower floor bedrooms and adjacent grades, and how trash cans, mechanical equipment and pool/spa equipment are screened. Mr. Woods said trash cans will be inside of garage, and indicated the equipment will likely be in a side yard as approved by staff and the HOA. Mr. Woods said the building drainage will be handled by a sill and is drained to the front of the site.

Member Poehlein asked for details on the exterior lighting. Mr. Woods responded there will be exterior cans and have a sconce at exits to comply with code, but noted they don't intend on over-lighting the project.

Member Doczi appreciated the architects description of the landscape design, and noted the Palo Verde trees will be very wide and appear too dense. The project may not need this amount of trees to get the level of privacy expressed.

Vice Chair Rotman said the project is well done, and questioned if the Specific Plan design guidelines intended to have dense landscape.

Chair Jakway thinks it's a great looking project. He only asks the applicant to pay attention to all of the site mounted equipment so it can be screened. He also noted that there are some large surfaces of stucco and recommends looking at some reglets and patterns for expansion opportunities.

Rotman, seconded by Doczi to approve, subject to:

1. Consider removing several trees to reduce the density of the landscape.
2. Consider use of plaster and/or reglets to address drainage issues.

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

ABSENT: LOCKYER

5. IMPLEMENTATION OF NEW ARCHITECTURAL REVIEW PROCESS ESTABLISHED UNDER ORDINANCE #2042 (CASE 5.1526 ZTA). (DN)

Assistant Director Newell summarized the new architectural review process approved by City Council on April 8, 2021. Mr. Newell reported the new review architectural process will be implemented on July 1, 2021, and identified the new set of criteria that will be established for the Architectural Review Committee.

Chair Jakway said it was a clear presentation and they are understanding their new role. He thinks the new system will work better.

COMMITTEE MEMBER COMMENTS: None.

STAFF MEMBER COMMENTS: None.

ADJOURNMENT: The Architectural Advisory Committee of the City of Palm Springs adjourned at 7:20 pm to the next regular meeting at 5:30 pm on Monday, June 7, 2021, 3200 East Tahquitz Canyon Way, Palm Springs.

David A. Newell, AICP
Assistant Planning Director