

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

Minutes of June 7, 2021

CALL TO ORDER:

Chair Jakway called the meeting to order at 5:34 pm.

ROLL CALL:

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

Committee Members Excused: Lockyer, Poehlein

Planning Commission Present: None

Staff Present: Assistant Planning Director Newell, Engineering
Associate Minjares, 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 10:00 am, Thursday, June 3, 2021, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

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

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

ABSENT: LOCKYER, POEHLEIN

PUBLIC COMMENTS: None.

CONSENT CALENDAR:

Rotman, seconded by McCoy to approve, as presented.

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

ABSENT: LOCKYER, POEHLEIN

1. APPROVAL OF MINUTES: MAY 18, 2021

Approved.

UNFINISHED BUSINESS: NONE.

NEW BUSINESS:

2. **STANLEY ANDERSON, ON BEHALF OF JUSTIN AND WENDY MOORE, FOR MINOR ARCHITECTURAL REVIEW APPROVAL TO CONSTRUCT A 520-SQ. FT. DETACHED CARPORT WITH TRASH ENCLOSURE AND A 120-SQUARE-FOOT ADDITION, AS WELL AS MINOR EXTERIOR ALTERATIONS AND LANDSCAPING AT AN EXISTING HILLSIDE SINGLE-FAMILY RESIDENCE LOCATED AT 2481 CAHUILLA HILLS DRIVE, ZONE R-1-A, SECTION 27 (CASE 3.4223 MAA). (NK)**

Vice Chair Rotman stated that he recently discussed the architectural review process with the Applicant, Stanley Andersen, but did not discuss specifics on the project.

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

Chair Jakway confirmed the location of proposed plant materials.

Chair Jakway opened public comment:

STANLEY ANDERSON, applicant, described the proposed project.

Vice Chair Rotman asked if the Applicant was open to moving plant materials to the east and down the hill. (The Applicant responded that they'd be open to that and would revise the plan to show this revision.)

Member Doczi requested the applicant provide additional details on the carport elevation relative to the sloping topography. (Mr. Anderson described the proposed location of the carport and hardscape around it. He confirmed that they don't intend on impacting the slope.)

Chair Jakway asked for clarification on the exterior materials. (Mr. Anderson described the existing exterior stone material, noting they don't particularly like it, and said they will be adding a pacoa wood that is hardy in the desert environment.)

Chair Jakway asked if the applicant would be open to adding planting above the front retaining wall to "cascade" over it. (The applicant said they would be willing to explore that idea.)

There being no further speakers, public comments was closed.

Chair Jakway agrees with staff that the project is not visible from the street. He said he would like to add landscaping on the retaining wall near the entry of the house.

Member McCoy confirmed that the existing ficus/oleander would be removed.

Member Doczi asked that the applicant use native plants in a more natural appearance, and that they restore graded hillside areas to natural conditions.

Doczi, seconded by McCoy to approve, subject to added conditions:

1. Additional landscape be added along Cahuilla Hills Drive;
2. The westerly hedge be more natural design with native plant materials;
3. The grading be returned to natural appearance.

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

ABSENT: LOCKYER, POEHLEIN

3. BRENDA AYALA, ON BEHALF OF EL SALVADOR CAFÉ, FOR MINOR ARCHITECTURAL REVIEW APPROVAL TO INSTALL A 256-SQUARE-FOOT CANOPY STRUCTURE AND A RAILING FOR AN OUTDOOR DINING AREA EXPANSION AT AN EXISTING RESTAURANT LOCATED WITHIN THE SUNRISE SQUARE SHOPPING CENTER AT 1750 NORTH SUNRISE WAY, SUITE F-2, ZONE CDN, SECTION 2 (CASE 3.1870 MAA). (NK)

Associate Planner Kikuchi presented project as described in the staff memorandum.

Member Walsh confirmed that the management company has no standards for the outdoor dining spaces. (Planner Kikuchi confirmed that is correct.)

Vice Chair Rotman asked if the applicant had indicated how the signage will be addressed.

Chair Jakway opened public comments:

BRENDA AYALA, applicant, said the reason for the expansion is due to COVID, although she wanted to do it for some time. She indicated she had not planned on moving the signage, unless required to do so. She said the reason for the color blue is related to the color of the El Salvador flag.

Vice Chair Rotman asked for clarification of the vertical height of opening, noting a concern of how the sign may be seen. (Ms. Ayala said she was not sure of the height, and that she may move the sign so it can be seen.)

There being no further speakers, public comments was closed.

Chair Jakway said he understands the desire to use the blue color due to it matching the flag. He does not believe it would be a major impact on the rest of the center, since it's flat (horizontal).

Vice Chair Rotman agreed with Chair Rotman but thinks a rectangular sail would be more appropriate instead of the triangular design due to the wind.

Member McCoy thinks the blue shade sail is appropriate, as long as it's acceptable to the applicant.

Walsh, seconded by McCoy to approve, as presented and allow the applicant to decide on blue or neutral color.

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

4. HAWKINS AND MARSHALL, ON BEHALF OF CARMELITA PROPERTIES LIMITED, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 3,665-SQUARE-FOOT SINGLE-FAMILY RESIDENCE ON A 15,173-SQUARE-FOOT HILLSIDE PARCEL LOCATED AT 310 WEST CRESTVIEW DRIVE, ZONE R-1-C, SECTION 27 (CASE 3.4215 MAJ). (NK)

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

Chair Jakway opened public comments:

ERIC HAWKINS, applicant, described the project history. He said they held a neighborhood meeting and made changes in response to comments heard at the meeting.

Vice Chair Rotman asked about exterior materials.

Chair Jakway asked for additional information on underside of home and proposed piers. He questioned the location of mechanical equipment and how service is provided if equipment is 15-feet lower than the street. Mr. Jakway questioned the roof drainage. In reference to Cross Section C-C on Sheet C-3, he said the house should step with the topography. (Mr. Hawkins said the referenced section has not been updated yet to reflect the pad changes show in other plans, in response to comments from neighbors.)

JIM DUNN, spoke about concerns about the project relating to a house that's more in context with the neighborhood and consistent with the lot.

LUCIEN WOLFE, nearby resident, thinks the home should be lower and the design would negatively impact the neighborhood.

ERIC KRUT, one of project owners, described the project intent, and noted other homes he's built in the area.

ROSIE VACANO, nearby resident, questioned what was said at the neighborhood meeting. She said there are five lots and questioned why there's one developer doing five individual homes.

ERIC HAWKINS, applicant rebuttal, responded to previous public testimony stating that they responded to neighbor's concern by lowering the pad.

Vice Chair Rotman asked about the finished floor elevations. (Mr. Hawkins said the garage and elevated area is 496 and home is 494.5.)

There being no further speakers, public comments was closed.

Chair Jakway described his history and familiarity with the neighborhood. He said large homes were typically built on larger lots, and that smaller homes were built on smaller lots. Mr. Jakway does not think the rear landscape will last, because that area is a wash and it will be wiped out during heavy rains. He is not in favor of the layout of the landscape design. The most concerning issue was the lack of integration with the hillside and stepping of the home down the slope. He was concerned with the exterior materials, including the wood that will not last in desert environment, as well as large exposure of glazing.

Member Doczi requested the applicant to review the appropriateness of plant materials. He suggested a more naturalized landscape edge at the perimeter to appear as a more natural appearance.

Member Thompson appreciates the design of the architecture but thinks the size of the home is too large for the location. He also was concerned on the exterior materials.

Chair Jakway said there is a mismatch of the home design and the site conditions. The project doesn't fit with the neighborhood.

Vice Chair Rotman agrees with the Committee, and said the plans were hard to read and somewhat misleading. He would like to see the home in context with the adjacent developments.

Member McCoy agreed with the Committee members comments.

Doczi, seconded by Thompson to restudy based on comments.

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

5. HAWKINS AND MARSHALL, ON BEHALF OF CARMELITA PROPERTIES LIMITED, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT

A 3,429-SQUARE-FOOT SINGLE-FAMILY RESIDENCE ON A 11,206-SQUARE-FOOT HILLSIDE PARCEL LOCATED AT 322 WEST CRESTVIEW DRIVE, ZONE R-1-C, SECTION 27 (CASE 3.4216 MAJ). (NK)

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

Chair Jakway opened public comments:

ERIC HAWKINS, applicant, described the project.

Chair Jakway asked for a plan showing the grading on the hillside. He said that the elevations should be revised to show the ground planes. He would like to see the pool barrier compliance.

Vice Chair Rotman asked about finished floor elevations. (Mr. Hawkins said the elevations are accurate relative to the finished floors.)

Vice Chair Rotman asked if the entry walls line up in the plan view. (Mr. Hawkins said they're staggered in plan view.)

JIM DUNN, nearby resident, voiced concern on the project and said his comments are much the same as those provided in the previous item.

ROSIE VACANO, nearby resident, said she loves the neighborhood and appreciated Mr. Jakway's history of the neighborhood. She is not in favor of the proposed home design.

There being no further speakers, public comments was closed.

Chair Jakway said the streets in the neighborhood are not in line with the right-of-way due to their date of construction, so he is not concerned with the proposed garage location.

Member McCoy agreed with Chair Jakway on the privacy and proposed wall and equipment concerns. He also agreed with the concerns relating to the landscape in the rear not being able to last in the wash area.

Member Doczi recommended the applicant review appropriateness of landscape materials, specifically the Podocarpus and the location/size of olive trees.

Chair Jakway stated the design of the home does not have to be Spanish-style but needs to be appropriately designed for the area.

Walsh, seconded by Thompson to re-study based on AAC concerns with consideration to the building massing, relationship with hillside, landscape materials and additional plans showing proposed homes with adjacent developments.

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

COMMITTEE MEMBER COMMENTS: None.

STAFF MEMBER COMMENTS: None.

ADJOURNMENT: The Architectural Advisory Committee of the City of Palm Springs adjourned at 7:25 pm to the next regular meeting at 5:30 pm, Monday, June 21, 2021, 3200 East Tahquitz Canyon Way, Palm Springs.

David A. Newell, AICP
Assistant Planning Director

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