

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 21, 2021

CALL TO ORDER:

Chair Jakway called the meeting to order at 5:32 pm.

ROLL CALL:

Committee Members Present: Lockyer, McCoy, Walsh, Vice Chair Rotman, Chair Jakway

Committee Members Excused: Doczi, Thompson

Planning Commission Present: None

Staff Present: Assistant Planning Director Newell, Associate Planner Lyon, 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, Wednesday, June 16, 2021, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Assistant Director Newell recommended Item 3 be pulled from the Consent Calendar for further review.

McCoy, seconded by Walsh to accept the Agenda, as amended.

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

PUBLIC COMMENTS: NONE.

CONSENT CALENDAR:

Vice Chair Rotman requested a minor correction on page 4 of the minutes.

Rotman, seconded by Jakway to approve Minutes, as amended and Item 2, as presented.

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

1. **APPROVAL OF MINUTES: JUNE 7, 2021**
2. **APPROVAL OF A REQUEST BY FLWR CO. DISPENSARY AND LOUNGE FOR ONE SIGN AT FORTY-SIX (46) SQUARE FEET PLACED ON THE EXISTING MONUMENT SIGN FOR A CANNABIS DISPENSARY LOCATED AT 577 EAST SUNNY DUNES ROAD, ZONE C-M (CASE 21-054 SI). (AP)**

UNFINISHED BUSINESS:

4. **CBM TWO HOTELS, LP, FOR A MINOR ARCHITECTURAL APPLICATION PROPOSING FAÇADE MODERNIZATION AND ADDITION OF AN 864-SQUARE FOOT FITNESS CENTER AT THE COURTYARD BY MARRIOTT HOTEL LOCATED 1300 EAST TAHQUITZ CANYON WAY, ZONE: RESORT ATTRACTION (RA) OF THE SECTION 14 SPECIFIC PLAN (CASE 3.0779 MAA). (KL)**

Chair Jakway said he owns property within 500 feet of the project and will recuse from this item. He turned off his camera and microphone.

Associate Planner Lyon presented the project revisions as outlined in the staff memorandum and described the additional changes staff is recommending in conditions of approval.

MICHAEL HARPER, applicant, presented the project.

Member Lockyer said there is a lot of hardscape in the pool area in front of the new fitness center and thinks it's a missed opportunity to soften the outdoor space.

Member Walsh said the scale and proportions of the fitness center have improved. The detailing has improved with the removal of the rooftop mechanical. He thinks there may still be too much sun at certain times during the day with the amount of glazing and agreed with Mr. Lockyer about the concern on the amount of concrete space in the pool area.

Member McCoy thinks the plant materials in front could be improved. He suggested including bougainvillea in the front and recommended softening the entry and frontage.

Vice Chair Rotman thinks the proposed exterior colors and fitness center design have

improved. He suggested adding curvilinear design near the Hermosa/Tahquitz corner and at the east driveway entry landscape area.

Walsh, seconded by Poehlein to approve, subject to the staff recommendations.

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

Chair Jakway returned to the meeting by turning on his microphone and camera.

NEW BUSINESS:

- 3. CHAD AND TENAH DYER, OWNERS, REQUESTING A MAJOR ARCHITECTURAL APPLICATION AND ADMINISTRATIVE MINOR MODIFICATION APPLICATION FOR THE CONSTRUCTION OF A 5,846-SQUARE FOOT SINGLE FAMILY RESIDENCE AND A 576-SQUARE FOOT DETACHED CASITA ON A HILLSIDE LOT LOCATED AT 585 CAMINO CALIDAD (CASE 3.4224 MAJ & 7.1631 AMM), ZONE R-1-A, APN 513-260-028 (AP).**

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

LANCE O'DONNELL, applicant, said they would be willing to plant a landscape hedge near the south property line to address staff's recommendations.

Chair Jakway asked about modifying the pathway on the north side so it doesn't appear as a drainage gutter. Mr. O'Donnell said he would be willing to address via landscape boulders or other means.

Chair Jakway questioned the casita pad elevation and thinks the yard would be more elegant if the casita was at the level of the pool. He questioned the reasoning and necessity for it. Mr. O'Donnell explained the reasoning for placing the casita lower was to create a hearth around the fire pit and have a really well-defined family gathering area.

No other public comments.

Chair Jakway thinks a window on the front elevation above the garage would be beneficial for the interior spaces and improve the design of the building. He suggested replacing the Washingtonian Robusta in the front with Washingtonian Filifera.

Member Lockyer said the casita has a good setback, and discussed the aerial imagery compared with the siting of the casita but suggested some landscape hedges could be

located at the southwest edge of the property. Mr. Lockyer said overall, however, the design of the home is well done.

Lockyer, seconded by McCoy to approve, subject to adding hedges to the southwest edge of the property and along the south property line.

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

5. SAN JACINTO HOLDINGS, MARK TEMPLE (OWNER), FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 4,365-SQUARE FOOT HOUSE ON A HILLSIDE LOT LOCATED AT 502 LA MIRADA ROAD, ZONE R-1-A (CASE 3.4222 MAJ). (GM)

Member McCoy recused on this item, due to a business conflict with the Applicant.

Planner Mlaker presented the project as outlined in the staff memorandum. He provided a new exhibit showing the exterior colors and materials.

Chair Jakway questioned the location of the pool equipment. Mr. Mlaker explained the spacing of the equipment.

ROBERT TYLER, project architect, described the project.

MARK TEMPLE, applicant, available for questions from the Committee.

Chair Jakway questioned the use of the “vertical raked foam” and the 1”x4” foam surrounds on some of the windows. He thinks the simplicity of the plain stucco instead of the raked might make more sense, in particular the 1”x4” foam. (Mr. Tyler responded they were trying to get more texture and play with shadows to break down the mass of the home. Mr. Temple likes the raked foam and thinks it adds a nice texture change.)

Member Lockyer questioned the use of the 1”x4” foam trims on the windows particularly on the street façade. (Mr. Tyler responded the 1”x4” foam trims are primarily on the rear and side elevation; not the street side elevation.)

Chair Jakway thinks the recessed windows would be a big improvement and if you took the same detail of the western wall of the casita, around the pool it would give more strength to it. The window in the entry, facing west should match the window in the great room. (The applicant agreed.)

Member Walsh confirmed the columns were painted steel finish. He questioned if the different proportions or material for garage layout was considered. (Mr. Tyler responded the garage doors will be sand-blasted glass with metal doors.)

Lockyer, seconded by Rotman to approve, subject to added conditions:

1. Recessed windows on front façade to match the casita.
2. Plaster trim on front façade to match the La Mirada Road frontage.
3. Remove 1"x4" foam trims; vertical rake foam is acceptable.

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

Member McCoy returned to the meeting by turning on his microphone and camera.

6. DENISE BERRY, OWNER, REQUESTING A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A NEW 1,611-SQUARE FOOT SINGLE-FAMILY RESIDENCE, AND AN ADMINISTRATIVE MINOR MODIFICATION APPLICATION TO REDUCE ALL SETBACKS OF THE DEVELOPMENT LOCATED AT 105 WEST SAN MARCO WAY, ZONE R-1-C, SECTION 4 (CASE 3.4225 MAJ & 7.1628-AMM). (AP)

Member Poehlein recused himself due to a business conflict.

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

Member Lockyer questioned several dimensions on the plan.

Member McCoy asked why the sidewalk is not being built on San Marco Way. (Mr. Minjares said the property to the west is also being developed and deferred to covenant the construction of sidewalk on San Marco Way, based on existing street conditions.)

No public comments.

Chair Jakway thinks the landscape along Indian Canyon should be improved with larger plant materials and needs to know the sizes of what they plan to install. He thinks it needs to be a hedge to soften project and buffer from Indian Canyon. Mr. Jakway does not have a problem with the setback reductions because it abuts the parking lot of the old Racquet Club.

Member McCoy said the landscape plan needs improvement on both street frontages, noting specific concerns with white rock, the dividing rock mound, the flanking palm trees.

Member Lockyer agreed landscape needs improvement. He asked that the renderings show the roof penetrations. He suggested alternating the slope roof material, possibly with standing seam roof.

Vice Chair Rotman said both street elevations are very plain and is not in favor of the white rock because it's the desert and is a bit too stark.

AAC Comments:

1. Enhance landscaping on both street frontages.
2. Consider alternate to white rock.
3. Show roof penetrations and minimize roof clutter if possible.
4. Consider another roof material for sloped area.

Lockyer, seconded by McCoy to continue for additional study and revision based on comments.

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

Member Poehlein returned to the meeting by turning on his microphone and camera.

- 7. PINNACLE VIEW, LLC, OWNERS FOR A MAJOR ARCHITECTURAL REVIEW FOR THE CONSTRUCTION OF A 4,469-SQUARE FOOT SINGLE-FAMILY HOUSE ON A HILLSIDE LOT LOCATED AT 2277 MORNING VISTA DRIVE, ZONE ESA-SP PLANNING AREA 4, LOT 37, DESERT PALISADES SPECIFIC PLAN, SECTION 3 (CASE 3.4217 MAJ). (GM)**

Assistant Director Newell indicated this item was removed from the agenda at the request of the applicant. No action was taken.

OTHER BUSINESS:

- 8. APPOINT TWO AAC MEMBERS TO SERVE ON AN AD HOC SUBCOMMITTEE ON PARKLET DESIGN STANDARDS.**

Assistant Director Newell said, per direction given at the June 10th City Council meeting, staff is forming an ad hoc subcommittee to provide recommendations on parklet design guidelines. Staff would like to include two AAC members on the ad hoc committee, in addition to stakeholders within the community. Mr. Newell said the committee would meet over the next 60-90 days to provide recommendations.

The AAC members noted various commitments that would make it difficult to participate in the subcommittee and suggested reaching out to the two absent members.

COMMITTEE MEMBER COMMENTS: NONE.

STAFF MEMBER COMMENTS: NONE.

ADJOURNMENT: The Architectural Advisory Committee of the City of Palm Springs adjourned at 7:08 pm to the next regular meeting at 5:30 pm on *Tuesday, July 6, 2021*, 3200 East Tahquitz Canyon Way, Palm Springs.

David A. Newell, AICP
Assistant Planning Director

DRAFT