

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

Minutes of July 6, 2021

CALL TO ORDER:

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

ROLL CALL:

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

Members Excused Absence: McCoy, Walsh

Planning Commission Present: Hirschbein

Staff Present: Assistant Planning Director Newell, Associate Planner
Lyon, Engineering Associate Minjares, Associate
Planner Mlaker, Assistant Planner Perez

REPORT OF THE POSTING OF AGENDA: Agenda was available for public access at the City Hall bulletin board (west side of Council Chamber) by 6:00 pm, Thursday, July 1, 2021 and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

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

AYES: DOCZI, LOCKYER, POEHLEIN, THOMPSON, ROTMAN, JAKWAY

ABSENT: MCCOY, WALSH

PUBLIC COMMENTS: None.

CONSENT CALENDAR:

Member Poehlein requested a correction on the minutes, on the roll call section.

Rotman, seconded by Thompson to approve Items 1, 2, 3 and 4, as part of Consent Calendar, noting a minor correction to minutes.

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

1. APPROVAL OF AAC MEETING MINUTES: JUNE 21, 2021

Approved, as amended.

2. STINKY LEAF DISPENSARY REQUESTING APPROVAL OF A SIGN PERMIT FOR ONE MAIN SIGN AT FORTY-THREE AND A HALF (43.5) SQUARE FEET PLACED ON THE SIDE OF AN EXISTING BUILDING LOCATED AT 290 WEST SAN RAFAEL PLACE, ZONE M-1. (CASE 21-052 SI) (AP)

Approved, as submitted.

3. FIRE AND FLOWER CANNABIS CO. REQUESTING APPROVAL OF A SIGN PERMIT FOR ONE MAIN SIGN AT 19.5 SQUARE FEET PLACED ON AN EXISTING SIGN MONUMENT LOCATED AT 4810 EAST CAMINO PAROCOLA, ZONE M-1. (CASE SI 21-053) (AP)

Approved, as submitted.

4. IKANIK FARMS REQUESTING APPROVAL OF A SIGN PERMIT FOR ONE MAIN SIGN AT TWENTY-TWO (22) SQUARE FEET PLACED ON THE FRONT OF AN EXISTING BUILDING LOCATED AT 508 EAST INDUSTRIAL PLACE, ZONE C-M. (CASE 21-061 SI) (AP)

Approved, as submitted.

UNFINISHED BUSINESS:

5. DENISE BERRY, OWNER, FOR 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 from the project.

Planner Perez presented project and was available for questions.

Vice Chair Rotman referenced Planning Condition #4 relating to the roof color, noting the proposed color is white on flat roof not customary color of beige or tan. (The City's recommendation is the roof color is beige or tan; however, if ARC is comfortable with

white color it can be approved.)

PAUL MOSTOLLER, project designer, described the project and architectural elements.

DENISE BERRY, owner, said the landscape design was inspired by Sunnylands gardens.

Chair Jakway questioned if the equipment and ductwork will be accommodated within the envelope of the house without going on roof. (Mr. Mostoller responded there are drop ceilings in certain areas of the house and will be using mini-splits systems.)

Member Lockyer questioned mechanical equipment and roof penetrations. (Mr. Mostoller responded mechanical equipment will be located in drop ceiling area and noted that exhausts were added to drawings.)

Vice Chair Rotman asked where trash is proposed on the site plan. He asked what site lighting is being proposed. (Mr. Mostoller responded the trash would be located on the west side of the house, where a pedestrian gate is located. He said there is no landscape lighting proposed; however, lights (wall sconces and recessed lighting) will be provided all along the perimeter of the house.)

Vice Chair Rotman asked if the applicant would be willing to re-look at the front elevation, because the design and proportions look plain. (Ms. Berry described the inspiration for the house is called "Avocado Acres" that has a super sleek modern architecture but is willing to look into it.)

Chair Jakway said he appreciates the landscape that has been added and does not think the front elevation requires revision because of the simplicity style. He questioned whether the bedrooms have appropriate egress that meet Building code. He appreciates the landscape; however, he thinks the Sunnylands concept works because of the large amount of plant materials and suggested naturalizing the landscape will be more interesting. (Mr. Mostoller responded that the windows on the side of the bedrooms meet code.)

Member Lockyer agreed on the landscape but felt the roof penetrations should not be visible. He questioned the durability of the Red Yucca and thinks more landscape and boulders or berming should be added along the street.

Member Thompson said he likes the simplicity of the house but thinks the landscape could be improved by undulating or adding more boulders.

Member Doczi said the Indian Canyon Drive landscape could be improved with berming and undulating allowing a transition to simple design on the San Marco frontage. He thinks the size of the plants need to be at least 5 gallons in size.

Jakway, seconded by Thompson to approve with added conditions and final approval of landscape by staff:

1. Increase landscape in size to 5-gallon plants;
2. Undulating landscape on Indian Canyon (per Member Doczi's comments)
3. Simple design transitioning onto San Marco frontage (per Member Doczi's comments)
4. Final approval landscape by staff.

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

Member Poehlein returned to the meeting.

NEW BUSINESS:

- 6. ANDREW BADGER FOR A MAJOR ARCHITECTURAL APPLICATION AND ADMINISTRATIVE MINOR MODIFICATION APPLICATION PROPOSING A 395-SQUARE FOOT CASITA ABOVE AN EXISTING GARAGE ON A HILLSIDE LOT LOCATED AT 777 LA MIRADA ROAD, ZONE R-1-C (CASE NOS. 3.4221 MAA / 7.1626 AMM). (AP)**

Planner Perez presented the proposal.

Member Doczi questioned the overall height of the garage.

DREW BADGER, owner, described the project location and surrounding features, noting very few neighbors about the property. He said the only neighbor that may be affected by the structure is located to the north and would be willing to modify the design to remove the roof deck. This would also allow reduce the height by four feet.

Member Lockyer asked if the applicant considered locating the structure further south on the garage. (Mr. Badger responded that would eliminate an existing large tree and impede a walkway from the garage to the house.)

Vice Chair Rotman asked if the applicant considered placing the ADU at the northeast corner of the property. (Mr. Badger responded this location is a wash that has many large boulders.)

YASMANY FLORES, project designer, addressed questions about height.

Chair Jakway appreciated the color elevations, as it allows the Committee to understand the project. He said by removing the parapet that surrounds the sun deck

does a lot for working on the scale and takes out of the building height issue. Mr. Jakway thinks if they move the upper floor back 3 ½ feet that was the width of the stairway and still sit over storage area over the garage every bit of extra layering will make this project more interesting.

Vice Chair Rotman said originally he was opposed to this project because of the height, proposed 22' structure and two-story addition at street level. However, with the reduction of the parapet height and loss of the roof deck he's in favor of the proposed project.

Vice Chair Rotman supported the project, with the revisions indicated by the applicant.

Rotman, seconded by Jakway to approve, with the following conditions:

1. Remove the exterior staircase that leads to the roof and reposition the ADU back 3 feet;
2. Remove roof top deck;
3. Reduce parapet height to 19'-1".

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

7. PINNACLE VIEW, LLC, OWNERS FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT 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)

Member Lockyer recused himself due to a business conflict.

Assistant Planning Director Newell presented project.

Chair Jakway questioned if the City accepts the use of boulders if they are not engineered or there is no concrete or rebar as a retaining wall. (Engineer Associate Minjares responded no they would have to prove the structures they are proposing will meet all the standards to retain water and percolate as necessary through a hydrology study.)

Member Doczi verified if the design guidelines include standards on maximum landscape lighting.

NICK LAFARO, project architect, applicant, addressed questions relating to the boulder retaining wall, landscape lighting and solar panels. Mr. Lafaro described the design and landscape elements.

Chair Jakway asked if they considered alternates to the doghouse enclosure, due to the grade and visibility from the street.

Vice Chair Rotman asked the applicant consider visibility of solar panels on the roof.

Member Doczi thinks there are too many landscape lights and could be reduced, particularly on the west side and on the perimeter of the project. Mr. Doczi said it's important to provide lighting on the courtyard and accent plants.

Chair Jakway said the solar panels could be a design element of the roof and a benefit to the design interest of the roof. He commented that the project is designed beautifully.

Vice Chair Rotman agreed that the project is nicely done, especially now that the applicant provided additional details on the picket fencing. He agreed with Member Doczi on reducing the number of light fixtures.

Doczi, seconded by Rotman to approve, subject to ARC comments.

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

Member Lockyer returned to the meeting.

8. RAISING CANE'S FOR A SIGN PROGRAM AMENDMENT TO THE DESTINATION RAMON SHOPPING CENTER ESTABLISHING SIGN CRITERIA FOR THE QUICK SERVICE RESTAURANT LOCATED AT 5601 EAST RAMON ROAD, M-1 ZONE (CASE SP 21-002). (GM)

Assistant Director Newell presented proposed project.

MIA RONDONE, representing the applicant, described the project and was available for questions.

Chair Jakway questioned if the mural and "dog" sign would require approval from Public Arts Commission. (Staff responded approval will be within the sign program due to the content displaying commercial advertising.) Mr. Jakway verified the brightness of the cove lighting. He asked if the signage for "One Love" could be pushed to the right because the back of the word could be seen from Ramon Road.

No public comments.

Member Lockyer questioned how the mural above the bar is being lit. (Ms. Rondone explained there's a bar above the mural with down-lit lighting.) He asked about the

color temperature of lighting details on cove lighting.

Member Doczi verified if the mural is and placeholder or the actual one- (yes).

Thompson, seconded by Poehlein to approve, subject to screening menu boards and moving “One Love” sign further to the right (south) per Zoning Code Requirements listed on page 3.

AYES: DOCZI, LOCKYER, POEHLEIN, THOMPSON, ROTMAN, JAKWAY

ABSENT: MCCOY, WALSH

COMMITTEE MEMBER COMMENTS:

- Member Lockyer asked if there are requirements on lighting relative to signs and concerns about glare and light temperature after installation. Assistant Director Newell responded that the sign ordinance has provisions to address the issue, in the event a sign produces glare.

STAFF MEMBER COMMENTS: None.

ADJOURNMENT: The Architectural Review Committee of the City of Palm Springs adjourned at 7:25 pm the next regular meeting at 5:30 pm on Monday, July 19, 2021, 3200 East Tahquitz Canyon Way, Palm Springs.

David A. Newell, AICP
Assistant Planning Director