

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

**Minutes of July 19, 2021**

**CALL TO ORDER:**

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

**ROLL CALL:**

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

Members Excused Absence: None

Planning Commission Present: Hirschbein

Staff Present: Assistant Planning Director Newell, Associate Planner Kikuchi, Engineering Associate Minjares, 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 4:00 pm on Thursday, July 15, 2021 and posted on the City's website as required by established policies and procedures.

**ACCEPTANCE OF THE AGENDA:**

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

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

**PUBLIC COMMENTS:** NONE.

**CONSENT CALENDAR:**

Chair Jakway asked for a correction to the second to last sentence on page 6 of the meeting minutes.

Member Doczi verified the proposed sign (Item 2) was non-illuminated.

McCoy, seconded by Poehlein to approve the Consent Calendar with minor change to the minutes.

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

**1. APPROVAL OF MINUTES: JULY 6, 2021**

Approved, as amended.

**2. EMERALD SPRINGS 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 560 SOUTH WILLIAMS ROAD, ZONE M-1 (CASE 21-069 SI). (AP)**

Approved, as presented.

**UNFINISHED BUSINESS:**

**3. HAWKINS AND MARSHALL, ON BEHALF OF CARMELITA PROPERTIES LIMITED, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 3,539-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)**

Planner Kikuchi presented the project as outlined in the staff report and showed comparisons of the previous design with the proposed revisions.

Member Lockyer questioned the reason the ARC is reviewing the project with the front setback being much lower than required.

SCRAP MARSHALL, architect, thanked the Committee for the comments given at the previous review and described the project changes resulting from committee comments. Mr. Marshall provided site sections showing the outline of the previous structure compared with the new design.

ERIC KRUT, owner, said the applicant is willing to reduce the density of the remaining three lots into two lots, in response to neighbor concerns. He said they've addressed comments from the Committee.

Chair Jakway indicated there is a difficulty in reviewing plans due to inconsistencies. He described various details missing or incorrect on the plans, including finished floor, garage height and ceiling thickness, landscape walls, side yards, exterior elevations, mechanical equipment, ducting and cantilevers of bedroom wing.

Member Doczi agreed and expressed concern with the lack of a grading plan, noting difficulty understanding the side yards details.

Chair Jakway said the front landscape should extend to the roadway to improve the design and questioned how the pool area is serviced in terms of access.

Member Lockyer questioned the floor plan and grading.

ERIC HAWKINS, architect, confirmed the ceiling height of the garage 8'-6". He confirmed the elevations are correct versus the floor plan in relation to the window locations.

Chair Jakway questioned the cantilever of the bedrooms and if the structural ability to construct the home as shown. He questioned the inconsistency of the roof material.

Member Doczi indicated the lack of retaining details near the garage. Mr. Hawkins responded the garage was located closer to the front setback based on comments from the Committee at its previous review.

Vice Chair Rotman said he is not concerned with the location of the house relative to the street but said there are too many issues to address that have been raised by the Committee today.

Member Doczi agreed with Mr. Rotman and said the renderings present a nice project; however, the 2-dimensional plans do not show this detail.

Member Lockyer was not convinced that the front setback reduction was necessary and said more information is needed to understand neighborhood context.

Member McCoy said he is comfortable with the design.

Lockyer, seconded by Doczi to recommend denial as presented, or alternatively redesign with direction to develop further details on project and address inconsistencies.

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

The Committee gave direction to provide proposed grades, hardscape, and setbacks of other homes in relation to the street.

Member Lockyer said there's other ways to configure the layout of the home and address the previous Committee comments.

The Committee reiterated addressing concerns related to various finished floors, clarify garage height and ceiling thickness, detail landscape walls and equipment on side yards and how pool is serviced, exterior elevations detail relative to window locations, show mechanical equipment and ducting, clarify structural details of cantilever of bedroom wing.

**4. HAWKINS AND MARSHALL, ON BEHALF OF CARMELITA PROPERTIES LIMITED, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 3,181-SQUARE-FOOT SINGLE-FAMILY RESIDENCE ON A 11,206-SQUARE-FOOT HILLSIDE PARCEL LOCATED AT 322 WEST CRESTVIEW DRIVE (APN: 513-361-003), ZONE R-1-C, SECTION 27 (CASE 3.4216 MAJ). (NK)**

Planner Kikuchi presented the project as outlined in the staff report and showed comparisons of the previous design with the proposed revisions.

Chair Jakway asked if the proposed drainage details and pipes. Mr. Minjares responded that it is a bit premature to determine specific requirements for drainage until a hydrology study was submitted for review and approval.

SCRAP MARSHALL, applicant, described the project changes resulting from committee comments. Mr. Marshall provided site sections showing the outline of the previous structure compared with the new design.

ERIC HAWKINS, architect, provided details on the garage encroachment and are proposing a side-facing garage to allow for off-street parking.

Chair Jakway said there are inconsistency issues with the plan details. He described the barbeque area, the rooms missing or inconsistent doors/window/closet details and missing plantings in the courtyard.

Member Walsh stated that the pocketing door and the elevation of the adjacent floor area on sheet A20.1 are not workable. Chair Jakway added that the same plan shows a planter in the courtyard; however, this information is not shown on the landscape plan.

Member Poehlein stated that the roof plan shows drainage that leads to the middle of the space on the floor plan and not sure how collected water comes down to the ground. Mr. Hawkins responded that there will be a wall that lines up.

Member Lockyer confirmed that the windows in the kitchen are clerestory. He added that there will be not much view from the kitchen. Mr. Hawkins responded that it will be redesigned.

Member Lockyer confirmed the windows in the kitchen were clerestory and lacked certain views. Mr. Eric Hawkins responded that he would redesign it.

Chair Jakway asked about the duct work. He did not think that the fascia thickness of the roof above the kitchen area is sufficient to be able to support the roof. He also questioned the proposed pool and mechanical equipment. Mr. Hawkins responded that the mechanical enclosure material will be the same as slatted fencing and will be fully

enclosed.

Chair Jakway asked the applicant which plan shows the correct size of the pool. Mr. Hawkins responded that the site plan does.

Chair Jakway asked what the unlabeled rectangular room is, in addition to the support and design. Mr. Hawkins responded that is a vestibule, which will accommodate a column at each corner with mostly glass enclosure.

Committee Comments:

Member Lockyer stated that the project is similar to the previous project. The plans are under-developed and a motion to continue the project would be appropriate.

Member Poehlein stated that the project is similar to the previous rendition.

Chair Jakway stated that the Committee would like to review a specific grading plan with slope appropriately labeled, as well as a preliminary grading plan to show how the site will be modified.

Member McCoy stated that the project proposes a 48-inch boxed tree. However, he is unable to analyze placement as there is no grading information provided and is concerned that the tree may not survive.

Member Lockyer stated that the proposed landscape is generally underwhelming and was not given much thought.

Chair Jakway added that the landscape plan needs to include the area between the property line to the edge of the pavement. He also stated that he is concerned about zero overhang on the south elevation.

Lockyer, seconded by Walsh to continue to allow the applicant to address the comments provided by staff and the ARC:

1. Further develop plans to address plan inconsistencies.
2. The massing should also be addressed.

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

**NEW BUSINESS: NONE.**

**COMMITTEE MEMBER COMMENTS: NONE.**

**STAFF MEMBER COMMENTS:**

Assistant Director Newell requested two volunteers to serve on a subcommittee with two Planning Commissioners to assist with addressing details on the Final Development

Plans for the Living Out project, which was conditionally approved by the Planning Commission on July 14, 2021. Members Doczi and Walsh volunteered.

**ADJOURNMENT:**

The Architectural Review Committee of the City of Palm Springs adjourned at 7:35 pm to the next regular meeting at 5:30 pm on Monday, August 30, 2021, 3200 East Tahquitz Canyon Way, Palm Springs.

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David Newell, AICP  
Assistant Director of Planning

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