

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

Minutes of August 30, 2021

CALL TO ORDER:

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

ROLL CALL:

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

Members Excused Absence: Doczi

Planning Commission Present: None

Staff Present: Assistant Planning Director Newell, Planning Technician Bruno, Associate Planner Kikuchi, Engineering Associate Minjares, Associate Planner Mlaker

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, August 25, 2021 and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

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

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

PUBLIC COMMENTS: None.

1. ELECTION OF OFFICERS:

1A. ELECTION OF ARCHITECTURAL REVIEW COMMITTEE CHAIRPERSON AND VICE CHAIRPERSON

Rotman, seconded by Walsh to appoint Tom Jakway, as Chair.

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

Walsh, seconded by Lockyer to appoint Robert Rotman, as Vice-Chair.

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

2. CONSENT CALENDAR:

McCoy, seconded by Thompson to approve Consent Calendar with minor correction to minutes.

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

2A. APPROVAL OF MINUTES: JULY 19, 2021

2B. O2 ARCHITECTURE, ON BEHALF OF DANIEL NG, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 3,151 SQUARE-FOOT SINGLE-FAMILY RESIDENCE ON A 9,147 SQUARE-FOOT HILLSIDE PARCEL LOCATED AT 775 CABRILLO ROAD, ZONE R-1-C, SECTION 3 (CASE 3.4275 MAJ & CASE 7.1636 AMM) (RB).

UNFINISHED BUSINESS:

Chair Jakway noted a business-related conflict of interest on Items #3 and #4 and will be recusing himself. Mr. Jakway turned over the meeting to Mr. Rotman.

3. HAWKINS AND MARSHALL, ON BEHALF OF CARMELITA PROPERTIES LIMITED, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 4,051-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 & CASE 7.1632 AMM) (NK).

Planner Kikuchi presented the project as outlined in the staff report and explained the changes and staff recommendations.

ERIC HAWKINS, applicant, described the project changes.

Member Walsh asked for clarification on the building height changes, window details, solar control and mechanical location. Mr. Hawkins provided details on these items. Member McCoy questioned the specification for the gravel on the landscape plan and plans for front yard landscape. Mr. Hawkins responded they were trying to keep the design as minimal as possible.

No other members of the public requested to speak.

Mr. Thompson thinks the design of the house is nice but wondered if the design is appropriate for the neighborhood based on neighbor comments. He thinks the wall at garage parapet wall is high.

Member Lockyer questioned why the height of the garage is so tall. Mr. Hawkins explained the garage parapet was provided as higher feature to screen solar panels. He said the parapet is 36-inches and was open to lowering the parapet to reduce garage massing.

Member Lockyer questioned the north elevation drawings and proposed piers and visibility of equipment underneath the structure. Mr. Hawkins said there was landscape was previously proposed but not well-received during previous reviews.

Member Poehlein thinks the project has improved but agreed that the garage is too tall and thinks reducing the parapet by six inches is appropriate. He said the piers will need to be mitigated on how they will appear from the homes below.

Member Lockyer confirmed the location of mechanical equipment.

Member Walsh said the project has been an uphill battle and the question on appropriateness for the area has been brought up since the first review.

Member McCoy recommended additional planting in the front yard and recalled the rear yard planting was first designed in a very linear fashion. He recommended a more natural design that blended in with the natural environment.

Vice Chair Rotman agreed that a more natural landscape design would be appropriate in the rear. He appreciated the willingness to lower the height and garage. The front landscape should be more thought-out and designed to fit the neighborhood.

Lockyer, seconded by Thompson to approve subject to the following conditions:

1. The ARC to review landscape plan that includes additional materials in naturalized appearance;
2. Lower height of garage parapet;
3. Reduce rear portion by 2 feet in height as recommended by staff.

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

4. HAWKINS AND MARSHALL, ON BEHALF OF CARMELITA PROPERTIES LIMITED, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 4,109-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 & CASE 7.1633 AMM) (NK).

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

ERIC HAWKINS, applicant, described the reasoning for the two-story design and said he would be willing to remove the walkway down to minimize grading.

Member McCoy reiterated his concern similar to the previous item regarding lack of landscape.

Member Poehlein said his concerns relate to the garage height and piers below the home, questioning if there was an alternate block or board-formed concrete design to improve the design. Mr. Hawkins responded that he would like to work with staff to lower the floor line to increase ceiling height and minimize visibility of the piers.

Member Lockyer said the garage height seems out of proportion and recommended reducing its height. Mr. Hawkins said he's willing to lower the height of the parapet.

Public Comment:

KIM MCNULTY, thanked the committee for their thoughtful input but still thinks the homes seemed large. She appreciated the diligent work of the Committee.

KEITH BURNS, said he lives on Ridge Road and will look right at the proposed homes. He questioned the increase from a one story to two-story design and thinks this would obstruct his view.

LUCIEN WOLFF, said this canyon is a horseshoe configuration and the proposed design will be viewed from surrounding homes. The new projection will be seen and heard from other properties.

ERIC HAWKINS, said, after lowering garage height, the home would be two feet higher than the previous design.

Vice Chair Rotman asked if the applicant would be willing to install story poles. Mr. Hawkins said they would be willing to install the poles if it didn't delay the review process.

Member Poehlein said the rendering shows the proposed building is lower than the existing home on the west.

Member Thompson suggested lowering the height to reduce the massing.

ERIC KRUT, owner, asked the Committee to reconsider lowering the heights, due to it impacting in the interior of the home and having implications on the home price.

Member Walsh suggested lowering the floors. Mr. Hawkins responded that there are limitations that the home due to the 30% slope and asked staff to confirm.

Engineering Associate Minjares said the zoning code limits grading slopes greater than 30% and a grading plan is needed to review, but the ARC and Planning Commission have ability to allow encroachments.

Rotman, seconded by Lockyer to approve, subject to the following:

1. Incorporate staff comments (side setback and landscape);
2. Add landscape materials in front and rear of home and design in natural condition;
3. Reduce height of garage parapet;
4. Work with staff to lower the overall height of building.

AYES: LOCKYER, MCCOY, POEHLEIN, WALSH, THOMPSON, ROTMAN

ABSENT: DOCZI

ABSTAIN: JAKWAY

The Committee took a recess at 7:14pm. The meeting resumed at 7:20pm.

Chair Jakway returned to the meeting.

NEW BUSINESS:

5. **STARBUCKS FOR A SIGN PROGRAM AMENDMENT TO THE SUNRISE SQUARE SHOPPING CENTER ESTABLISHING SIGN CRITERIA FOR THE COFFEE SHOP BUILDING LOCATED AT 1755 NORTH SUNRISE WAY, ZONE CDN (CASE SP 21-003). (GM)**

Planner Mlaker presented photographs of the subject building that is currently under construction and the proposed signage in the sign program, identifying criteria deviating from the sign ordinance.

Member Thompson confirmed the location of the monument sign and questioned if the south wall sign would be visible from the street. Planner Mlaker responded that the south wall sign would be visible when driving northbound on Sunrise Way.

Member Poehlein got clarification on staff's recommendations for the wall signs that do not conform to the sign ordinance.

Vice Chair Rotman verified the monument sign is two-sided- (yes); and if screening of vehicles in drive-through is required- (yes, a wall will be built to screen cars).

JAY RESAR, applicant, YESCO, described the reasoning for the requested signage and the details on the drive-through signage.

Vice Chair Rotman thinks there was a lot of signage on this building and asked the applicant if they would be willing to eliminate the east elevation sign.

Mr. Resar responded the client would likely be amenable to the removal of the east elevation sign if the monument sign was approved.

Chair Jakway agreed with Mr. Rotman and thinks the monument sign would be most beneficial for the rear tenant.

Member McCoy disagreed and noted the three signs do not meet the sign code. He thinks a logo would be more appropriate instead of the proposed text signs. He questioned the size of the monument sign. He thinks the only sign that has "drive thru" should be on Sunrise Way.

Chair Jakway said he prefers only the logo without the words "drive-thru".

Member Thompson thinks the logos on the north and south would be acceptable with the east elevation as proposed.

McCoy, seconded by Lockyer to approve the following as part of the sign program amendment:

1. North and south elevations to have 36-in logo
2. East elevation as presented.
3. And monument sign as proposed.

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

ABSENT: DOCZI

Member Lockyer left the meeting at 8:04 pm.

6. CARLO PARENTE ARCHITECTURE, INC., ON BEHALF OF BOB FAUST,

FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 1,025-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH THE MAXIMUM BUILDING HEIGHT OF 17.3 FEET ON A 5,755-SQUARE-FOOT HILLSIDE PARCEL LOCATED AT 2265 RIM ROAD, ZONE R-1-B, SECTION 25 (CASE 3.4274 MAJ & CASE 7.1637 AMM) (NK).

Planner Kikuchi presented the project as outlined in the staff report.

CARLO PARENTE, applicant, described the design intent and details, requests for minor deviations in the AMM application, and said they agree with the staff recommendations. He stated they received a copy of a public comment letter and thinks they can address the two issues related to drainage and access during construction.

Vice Chair Rotman noting solar panels on the roof, questioned if there's a parapet wall around the roof or if it's flat. (They are still working on details and their goal is to keep the roof as flat as possible.)

Chair Jakway thinks the design is beautiful but questioned if it could be built structurally. He asked for clarification on the structural materials. Mr. Parente responded the columns are steel and they have been working with a structural engineer.

Chair Jakway asked if they have completed a Title 24 study. Mr. Parente said not yet.

Member Walsh requested details on the mechanical system. Mr. Parente said all mechanical and pool equipment will be concealed underneath a projecting deck below the home.

DAN FAST, adjacent resident, said the house is beautiful and expressed concern with drainage underneath the proposed driveway and extending onto the access road. He pointed out that this road serves five homes and Rim Road is the primary access road when flooding occurs in the neighborhood that must remain open. He expressed concern with the potential glare.

Member Thompson said he likes the project but questioned if the project could be built structurally and comply with Title 24.

Members McCoy, Walsh and Poehlein agreed with Member Thompson's previous comment.

McCoy, seconded by Rotman to approve, as recommended by staff.

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

7. O2 ARCHITECTURE, ON BEHALF OF MIKE FLANNERY, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 5,907-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH THE MAXIMUM BUILDING HEIGHT OF 24 FEET ON A 31,363-SQUARE-FOOT HILLSIDE PARCEL LOCATED AT 775 WEST CHINO CANYON ROAD, ZONE R-1-A, SECTION 3 (CASE 3.4276 MAJ & CASE 7.1638 AMM) (NK).

Chair Jakway noted Member Lockyer's abstention on this project even though he is not present at the meeting.

Planner Kikuchi presented the project as outlined in the staff report.

Chair Jakway asked if Tuscan Road was vacated, due to the existing gate within the street. Mr. Minjares clarified Tuscan Road is a private road.

LANCE O'DONNELL, applicant, presented the project.

Chair Jakway said the north and west facades need some enhancements on the second floor to improve the design.

Member Thompson questioned how the fireplace flue would be re-designed. Mr. O'Donnell responded that's the flue coming from the fireplace on the lanai and will be weaving it through the second-floor element. They've looked at a design where they can eliminate the flue completely and can re-circulate the heat out into the space of the lanai.

KARLI BAROKAS, resident at 1725 N. Tuscan Road, said she and her husband have concerns about privacy with the proposed two-story design.

HOWIE BAROKAS, resident at 1725 N. Tuscan Rd, said the design of the two-story portion will have all windows facing his property and does not think the landscape is "lush."

BRUCE CORNANDER, noted that no access would be available from Tuscan Road and supported the concerns noted by the Barokas.

Mr. O'Donnell responded that the primary activity would occur on the first floor and while the second floor has a deck the primary activity would occur on the ground level. He would be willing to make changes to address privacy concerns.

Vice Chair Rotman thinks the design is nice. He agreed that the north and east side of the second floor could be improved. He noted concern with the second-floor design on such a large lot.

Member Walsh agreed and said that the second floor creates a problem.

Member Poehlein also agreed and said story poles could be utilized to understand the project impacts for the neighbors.

Member Thompson agreed that the second story is problematic.

Walsh, seconded by Rotman to re-study and allow applicant to address the second-story concerns.

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

COMMITTEE MEMBER COMMENTS:

- Status of the downtown park- (Mr. Fagg said that while it was planned to be opened tomorrow, staff expects the opening will occur in six weeks.)

STAFF MEMBER COMMENTS:

- Director Fagg reported on the work of the Parklet Subcommittee, thanking Members Doczi and Thompson for their efforts to date. He indicated the ARC will review parklets under the new guidelines if waivers are requested.
- Member Poehlein said many of the parklets are abandoned and wondered if there's a plan to remove those cases. He also asked when Arenas would re-open. Mr. Fagg responded that there is a plan to remove unused parklets and that Arenas Road would re-open soon.

ADJOURNMENT:

The Architectural Review Committee of the City of Palm Springs adjourned at 9:18 pm to the next regular meeting at 5:30 pm on Monday, September 20, 2021, 3200 East Tahquitz Canyon Way, Palm Springs.

David Newell, AICP
Assistant Director of Planning