

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

Minutes of September 20, 2021

CALL TO ORDER:

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

ROLL CALL:

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

Members Excused Absence: McCoy, Poehlein, Thompson

Planning Commission Present: Commissioner Aylaian

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 6:00 pm, Wednesday, September 15, 2021 and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Chair Jakway requested Item 1B pulled from Consent Calendar for further discussion.

Vice Chair Rotman requested Item 1D pulled from Consent Calendar for further discussion.

Doczi, seconded by Lockyer to pull Items 1B and 1D from Consent Calendar, and accept the agenda, as amended.

AYES: DOCZI, LOCKYER, WALSH, ROTMAN, JAKWAY

ABSENT: MCCOY, POEHLEIN, THOMPSON

PUBLIC COMMENTS: None.

CONSENT CALENDAR:

Vice Chair Rotman clarified which signage option was selected. Planner Perez responded option 3.

Rotman, seconded by Doczi to approve Items 1A and 1C, as part of the Consent Calendar.

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

1A. APPROVAL OF MINUTES: AUGUST 30, 2021

Approved, as presented.

1C. EXOTIC EXTRACTIONS REQUESTING APPROVAL FOR A SIGN PERMIT TO INSTALL ONE MAIN SIGN TOTALING 20-SQUARE FEET TO BE PLACED ON AN EXISTING BUILDING LOCATED AT 1251 MONTALVO WAY, UNIT L (CASE 21-077 SI). (AP)

Approved, as presented.

EXCLUDED CONSENT CALENDAR:

1B. EPSTEIN GLOBAL ARCHITECTURE ON BEHALF OF JUSHI PS HOLDINGS LLC, OWNER, REQUESTING A MINOR ARCHITECTURAL APPLICATION FOR TENANT IMPROVEMENTS AND EXTERIOR REPAINTING OF AN EXISTING CANNABIS DISPENSARY LOCATED AT 4765 EAST RAMON ROAD, ZONE M-1 (CASE 3.4280 MAA). (RB)

Planning Technician Bruno was experiencing technical difficulties and Assistant Director Newell recapped the proposed changes.

Member Lockyer asked if the replacement gates for the chain-link were along the cross street. (Assistant Director Newell responded the replacement gates are located on the south side of the property towards the rear.)

Chair Jakway and Member Lockyer verified if the applicant has submitted any landscape plans or lighting plans. (Assistant Director Newell stated that staff does not have any plans for lighting or landscape. He indicated the applicant may have additional information on what they intend to do with the exterior.)

ANDREW PAPPE, project architect, stated that the interior and the proposed exterior changes are the extent of Epstein Global part of the project. He indicated the new gate replacement is part of the proposal and replacement of the storefront window system

will match the existing window system. Mr. Pappe indicated there are no landscaping changes or exterior lighting changes proposed at this time.

Member Lockyer thinks this is the perfect opportunity to improve the landscaping which has fallen to disarray.

Member Doczi agreed with Member Lockyer, noting that this building is visible when exiting the airport and such a prominent location would benefit from landscape improvements.

Assistant Director Newell noted the ARC could impose as a requirement to add the landscaping to improve the exterior project. It would be appropriate to recommend approval with submittal and review of a landscape and lighting plan.

ANDREW PAPPE, project architect, stated the new owner intends to submit a landscape plan once the construction is done.

Chair Jakway clarified the process in Palm Springs is landscape plans are approved before construction can be approved.

Mr. Pappe stated they do not want to delay the process. He explained the landlord wants to improve the building and has requested such improvements. He thinks landscape plans will delay the construction of the project.

Assistant Director Newell stated staff will work with the applicant for submittal of the landscape plan prior to project going to City Council review and it will not interfere with the building permit process.

Chair Jakway verified if they could condition the occupancy permit not be granted until the landscape plan and lighting plan is approved and installed. Assistant Director Newell responded yes.

Member Doczi said the repair and repainting of the planter walls off Ramon Road have fallen into disrepair.

Chair Jakway noted the Building Code will require a handrail on the flank of stairs.

Lockyer, seconded by Doczi to approve with added conditions and return to ARC for review:

1. Lighting plan to include the building exterior and landscape.
2. Final landscape plan shall be submitted for ARC review.
3. Details of handrails for front entrance stairs and accessible ramp.
4. Details of entrance planter repair and repainting.

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

1D. VALLE VISTA, LLC, OWNER, REQUESTING A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A NEW 2,728-SQUARE FOOT SINGLE-FAMILY RESIDENCE LOCATED AT 2200 NORTH SUNRISE WAY (CASE 3.4283 MAJ). (AP)

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

Member Walsh asked staff to provide details on the setback requirements.

Vice Chair Rotman questioned if there are specific design guidelines that should be met for properties on major thoroughfares. Assistant Director Newell responded that there are no specific requirements related to design, aside from those in the Water Efficient Landscape Ordinance.

Vice Chair Rotman thinks the landscape areas need larger plant sizes and it would benefit the streetscape to have additional clustering and a more creative layout of the plants.

Member Lockyer agreed that the Sunrise Way planting looks scattered and should be enhanced. He thinks the composition needs to be evaluated relative to the gravel and decomposed granite, adding more boulders and grouping of plant species.

Chair Jakway agreed with Member Lockyer's comments.

Member Doczi concurred with Member Lockyer. He said the scale of the trees are not depicted correctly. He encouraged the applicant, since this is a busy corner, to create buffering away from the power lines and increase the tree groupings to provide a buffer and improve aesthetics along Sunrise Way and Via Escuela.

LINDA AUN, applicant, said she is willing to make the requested changes.

Member Walsh said they are looking for a more robust approach so that landscape design looks pulled together.

Lockyer, seconded by Doczi to approve, with revisions to landscape plan subject to final approval by staff and ARC Member Doczi:

1. Create a larger buffer along landscape area on Sunrise Way;
2. Increase quantity and sizes of trees with more grouping of trees versus less scattering to encourage a more natural look;
3. Create berming and undulation that includes boulders and plantings to setback areas between the sidewalks and wall.

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

UNFINISHED BUSINESS: NONE.

NEW BUSINESS:

2A. JAMES NEUHOFF, OWNER FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 5,280-SQUARE FOOT SINGLE-FAMILY HOUSE ON A HILLSIDE LOT LOCATED AT 2336 WINTER SUN DRIVE, ZONE ESA-SP PLANNING AREA 4, LOT 7, DESERT PALISADES SPECIFIC PLAN, SECTION 3 (CASE 3.4279 MAJ). (GM)

Member Doczi noted a business-related conflict of interest and would not be participating in the discussion and vote on this project.

Associate Planner Mlaker provided an overview on the proposed project.

Member Lockyer requested clarification on the elevation lines relating to the building height on the plans.

JILL LEWIS, project architect, described the building height. Ms. Lewis said their goals for the house are that it would relate to the original terrain, maintain privacy for occupants of the house and neighboring properties and reduce massing. Ms. Lewis provided details on the design of the garage and house, materials, drainage channel and landscape plantings.

No public comments.

Vice Chair Roberts requested details on the landscape lighting. (Ms. Lewis described the light locations; noting that small spotlights will be used to keep the light levels very low, and the house will have recessed lights for indirect lighting. The trash receptacles will be stored inside the garage.)

Member Walsh verified the vertical column supports would not be visible. (Ms. Lewis responded no they will not be visible.) Mr. Walsh confirmed the glazing area (glass bridge) does not open. (Ms. Lewis explained there's a door in principal suite and large connection from main living area.)

Chair Jakway asked if they considered placing the gutter in the opposite direction so that the water would run-off away from the pool. (Ms. Lewis responded they considered many forms and ultimately chose this one because they preferred the gutter in the backyard rather than the front yard.) He asked if the shades would be seen from the outside. (Ms. Lewis responded that a curtain will be installed with a recess that will be created into the frame of the windows and doors and not much will be visible.) Mr. Jakway suggested the idea of recessing the bedroom doorways in the hallway by 2-3 ft.

so instead of seeing four doors in the hallway you'd see independent wall panels. He verified if the glass on the other side of the hallway facing west would only have the curtains to shield from the sun. (Applicant responded yes.) Mr. Jakway said overall he thinks the project is beautiful.

Member Lockyer thinks it's a great project. He questioned if the glass railing is designed in a way where the top rail is not needed. (Ms. Lewis responded they will use pins to secure the panel along the floor edge with a metal stabilizer in between each of the panel in lieu of the top rail.)

Chair Jakway questioned how they intend to meet the pool fencing requirements. (Ms. Lewis said they plan to discuss with pool contractor several options to build a pool fence- create a structure to integrate with boulders.)

Committee Comments:

Member Walsh thinks it's a clean and functional floorplan. The only concern he has is the bedroom hallway looks a bit out of sync. He noted concern that the west facing glass wall and skylight over entry hallway will produce a lot of heat and suggested significantly reducing the size of the skylight. Mr. Walsh said overall the low-slung profile of the house is very successful and blends well harmoniously.

Member Lockyer thinks it fits very well into the neighborhood and agrees with Member Walsh that the heat load will be a challenge; not only on the west side but also on the east given there isn't an overhang. He likes the aesthetics of the project- it's a nice balance and feels grounded and connected to the earth and yet still floating above it in places.

Vice Chair Rotman requested details about the solar panels. (Ms. Lewis described the location of the solar panels and indicated they will not be visible.) The ARC discussed possibly moving the solar panels to the midline section of the roof on the southern east and west rooftops.

Chair Jakway agreed with previous comments and had only one suggestion, the chimney would be more interesting with an architectural element. He is very impressed and thinks it's a great project.

Rotman, seconded by Walsh to approve with added condition:

1. Solar panels to be not visible to human eye level anywhere around the site or adjacent properties.

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

COMMITTEE MEMBER COMMENTS:

- Member Lockyer said applicants may call in if they continue to have issues using the microphone option in Zoom.

STAFF MEMBER COMMENTS:

- Assistant Director Newell said the Planning Commission re-appointed ARC members whose terms were ending in June to another year; and thanked the members for continuing to serve.

ADJOURNMENT: The Architectural Review Committee of the City of Palm Springs adjourned at 7:02 pm to the next regular meeting at 5:30 pm on Monday, October 4, 2021, 3200 East Tahquitz Canyon Way, Palm Springs.

David Newell, AICP
Assistant Director of Planning

DRAFT

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

Minutes of October 4, 2021

CALL TO ORDER:

Chair Jakway called the meeting to order at 5:31 pm.

ROLL CALL:

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

Members Excused Absence: None

Planning Commission Present: Maria Song

Staff Present: Assistant Planning Director Newell, Planning
Technician Bruno, 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 6:00 pm, Thursday, September 30, 2021, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

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

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

PUBLIC COMMENTS: None.

CONSENT CALENDAR:

Assistant Director Newell noted Member Lockyer's abstention on Item 1, due to a conflict of interest.

Chair Jakway noted Member Lockyer's abstention on Item 3.

Rotman, seconded by McCoy to approve Items 1 and 2, as part of the Consent Calendar.

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

1. **1345 LADERA CIRCLE LLC, FOR A MAJOR ARCHITECTURAL APPLICATION AND ADMINISTRATIVE MINOR MODIFICATION FOR AN ADDITION AND REMODEL OF AN EXISTING SINGLE-FAMILY HOME LOCATED ON A HILLSIDE LOT AT 1345 LADERA CIRCLE, ZONE R-1-C (CASE NOS. 3.4284 MAJ & 7.1640 AMM.) (RB)**

Approved, as presented. (Noting Member Lockyer's abstention.)

2. **BURNHAM NATIONWIDE, ON BEHALF OF SUNGLASS HUT, FOR A MINOR ARCHITECTURAL APPLICATION TO MODIFY A PORTION OF THE BLOCK C BUILDING FACADE, WITHIN THE DOWNTOWN PALM SPRINGS SPECIFIC PLAN, LOCATED AT 111 NORTH PALM CANYON DRIVE, ZONE CBD (CASE NO. 3.3607 MAA). (AP)**

Approved, as presented.

UNFINISHED BUSINESS:

3. **O2 ARCHITECTURE, ON BEHALF OF MIKE FLANNERY, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 5,711-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH THE MAXIMUM BUILDING HEIGHT OF 22.8 FEET ON A 31,363-SQUARE-FOOT HILLSIDE PARCEL LOCATED AT 775 WEST CHINO CANYON ROAD, ZONE R-1-A (CASE NOS. 3.4276 MAJ & 7.1638 AMM). (NK)**

Member Lockyer abstained on this project.

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

LANCE O'DONNELL, applicant, said they are seeking approval of the two-story design for the hillside property, and referenced the new renderings on the second floor. He said they have lowered the height by a foot and the understory lanai to reduce the impacts to the surrounding properties. Mr. O'Donnell described surrounding homes with a second story design, noting the proposed home will not set a precedent.

ROBERT MANCUSO, neighbor to the west, sent a second letter in opposition for the

proposed plan. He said the development is underutilizing the large site and thinks the two-story design does not meet the design of the neighborhood.

JOSE QUERIOS, co-owner of property to the west, questioned procedurally the next step if the applicant finds they cannot dig as deep as proposed; would they need to come back for review.

LANCE O'DONNELL, rebutted that a good design generally tries to minimize site impacts to the extent possible. He said that they have a lot of experience dealing with on-site boulders.

Member Doczi asked the applicant to describe the landscape, contours, and relative grade on adjoining properties to the south. Mr. O'Donnell responded the detention areas would consist of large native boulders to create a swale. He said within these areas, there will be Creosote, choias and other native landscape. He said the perimeter grades will not be modified.

Member Doczi asked about changes at the cul-de-sac. Mr. O'Donnell responded they do not intend to access the site from the cul-de-sac, but the berm heights will be about five feet above the perimeter property line.

Chair Jakway said there are 48-inch box trees on top of the berms and questioned how that will be achieved on the boulders. Mr. O'Donnell responded they plan to create areas within the boulders, either by planting early or creating a planter space in the boulders. He described the proposed Olive tree versus the Mesquite tree.

Chair Jakway said he likes the architecture and appreciates the changes made in response to the ARC comments. However, he expressed concern with the proposed two-story design; noting that no other houses within the area were designed in such manner. He said other homes are tucked below the building or within the hillside. He does not think the two-story design fits within the neighborhood.

Vice Chair Rotman agreed that the design is well done but does not think the second-story element complies with the hillside criteria.

Member Thompson respectfully disagreed and referenced other designs in the neighborhood with two-story elements. He said the design could be improved with additional vertical windows on the west side of the two-story element.

Member Walsh concurred with Chair Jakway; noting that the site is large and thinks it's difficult to determine how to best fit the use of the space and design of the home.

Member Doczi said the site slopes about 15 feet and thinks there are opportunities to look at design that provides views.

Rotman, seconded by Poehlein to deny, as presented.

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

NEW BUSINESS: NONE.

NEW BUSINESS: NONE.

COMMITTEE MEMBER COMMENTS:

STAFF MEMBER COMMENTS:

- Upcoming meetings

ADJOURNMENT: The Architectural Review Committee of the City of Palm Springs adjourned at 6:15 pm to the next regular meeting at 5:30 pm on Monday, October 18, 2021, 3200 East Tahquitz Canyon Way, Palm Springs.

David Newell, AICP
Assistant Director of Planning