

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

**Minutes of December 7, 2021**

**CALL TO ORDER:**

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

**ROLL CALL:**

Present: Doczi, Lockyer, McCoy, Poehlein, Walsh

Excused Absence: Jakway, Rotman, Thompson

Planning Commissioner: Peter Moruzzi

**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, December 1, 2021, and posted on the City's website as required by established policies and procedures.

**ACCEPTANCE OF THE AGENDA:**

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

AYES: DOCZI, LOCKYER, MCCOY, POEHLEIN, WALSH

ABSENT: ROTMAN, JAKWAY

**PUBLIC COMMENTS:** None

**CONSENT CALENDAR:**

**1. APPROVAL OF MINUTES: NOVEMBER 15, 2021**

Doczi, seconded by McCoy to approve minutes, as part of the Consent Calendar.

AYES: DOCZI, LOCKYER, MCCOY, POEHLEIN, WALSH

ABSENT: ROTMAN, JAKWAY

**EXCLUDED CONSENT CALENDAR:**

**2. KEVIN CORCORAN, OWNER, FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 5,170-SQUARE FOOT SINGLE-FAMILY RESIDENCE ON A HILLSIDE LOT LOCATED AT 803 WEST STEVENS ROAD (CASE 3.4290-MAJ) (AP)**

Planner Perez presented the proposed residence, as outlined in the staff memorandum.

MARK DANIELS, architect, described the proposed design, noting that this would result in buildout of the area and his team met with neighbors to share the design.

BENNET PUTERBAUGH, landscape designer, described the proposed landscape plan and provided details on the desert landscape concept.

Mr. Daniels described the design intent with the westerly walls and the roof design that extends to the south.

Member Doczi confirmed the pool equipment will be screened from the adjacent neighbors and requested clarification on the driveway material.

The Committee discussed the driveway design within the right-of-way.

Member Walsh said, while the project involves a large square footage, the project massing is broken up and that the project is well-designed.

Members Poehlein and McCoy supported the project design.

Walsh, seconded by McCoy to approve, subject to Conditions of Approval.

AYES: DOCZI, LOCKYER, MCCOY, POEHLEIN, WALSH

ABSENT: ROTMAN, JAKWAY

**UNFINISHED BUSINESS:**

**3. EPSTEIN GLOBAL FOR REVISIONS TO A MINOR ARCHITECTURAL APPLICATION FOR A REMODEL OF AN EXISTING CANNABIS DISPENSARY LOCATED AT 4765 EAST RAMON ROAD, ZONE M-1 (CASE 3.4280 MAA) (RB)**

Assistant Director Newell described the changes proposed by the applicant, as outlined in the staff memorandum. He noted, while not in the plan, the planter wall along the edge of the property will be repainted to match the same color of the building.

ANDREW PAPE, applicant, said the client intends to improve the exterior for the business, in addition to those responding to previous review comments. He said they will replace stucco and awnings/eaves and add landscape to complement the exterior

Member Walsh said the exterior changes are an improvement but thinks the font/lettering on awning sign is very large.

Member Doczi said based on the geometry and plant types it works well with the program they are presenting.

Members Lockyer and Doczi discussed whether trees should be installed in the front planter.

Member Lockyer questioned the illumination temperatures of the exterior lighting. Mr. Pape responded that the lighting will be 3,000 kelvin; and noted the lighting may be dimmable and there will be three lights under the awning.

Member Poehlein said after reviewing all the questions and comments from the Committee, he is very comfortable with the project.

Member McCoy thinks the outdoor lights should be dimmable.

Lockyer, seconded by Walsh to approve with added conditions:

1. Awning lights shall be dimmable.
2. Applicant to reduce size of signage and return with their formal application for ARC review.

AYES: DOCZI, LOCKYER, MCCOY, POEHLEIN, WALSH

ABSENT: ROTMAN, JAKWAY

Member Doczi recommended that the Applicant consider relocating the existing Mediterranean Fan Palm into one of the open squares shown on the site plan and install a similar size species/palm on the other side.

**NEW BUSINESS:**

4. **ADHAM CHEHAB AND RINA LAZARIAN-CHEHAB, OWNERS, FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 4,220 SQUARE FOOT SINGLE-FAMILY RESIDENCE LOCATED ON A MAJOR THOROUGHFARE AT 2260 NORTH SUNRISE WAY (CASE 3.4293 MAJ) (RB)**

Planner Bruno presented the proposed single-family residence as outlined in the staff

report and project conditions.

ADHAM CHEHAB, applicant, said he designed this home as his retirement home. He intends on building a pool in the future and described the proposed front yard design.

Member Poehlein questioned the use of a white picket fence in the front yard. Mr. Chehab responded that he's willing to build a wall instead, but the intent was to keep the front yard as a landscape open space.

The Committee discussed the front yard landscape area and buffer area along the street. Member Walsh said there could be more softscape within the front yard, instead of concrete. Member Lockyer said front yard could include additional landscape layering along the front buffer and the northerly edge (between the driveway and side property line). Member Poehlein said this will help reduce street noise.

Member Doczi said the windows could be larger in size and more proportional in response to the building design. He suggested placing trees in the front formal planting area and along the front of the building to frame the entry design. Lastly, Mr. Doczi said a low wall would be advantageous to provide a sense of privacy away from the street. He said each square could reflect the geometric design of the formal layout with hedges, etc.

Member Poehlein said the pool and mechanical equipment might be better located elsewhere, as they are adjacent to the pool and may be undesirable next to the outdoor useable space.

The Committee discussed ways to improve the axis design of the front yard and the layout of the benches and proposed light fixtures. The Committee suggested removing the lights and placing on the front yard wall.

Walsh, seconded by Lockyer to approve, subject staff review of the following:

1. Revise window proportions to be enlarged and in scale with rest of building.
2. Revise hardscape plan and relocation/adjustment of benches.
3. Add low garden wall near front property line and include some mid-height landscape to soften said wall.
4. Eliminate lamp posts and restudy exterior lighting.
5. Relocation of mechanical equipment and trash enclosures, ensuring proper screening from adjacent street and properties.
6. Staff to review with revisions to landscape/wall design.

AYES: DOCZI, LOCKYER, MCCOY, POEHLEIN, WALSH

ABSENT: ROTMAN, JAKWAY

**5. PS PROP CO HOLDING, LLC, FOR A MINOR ARCHITECTURAL APPLICATION FOR AN EXISTING 12,000-SQUARE FOOT COMMERCIAL**

**CENTER TO INCLUDE FAÇADE AND LANDSCAPE IMPROVEMENTS AT THE FORMER SOSSA MARKET SHOPPING CENTER LOCATED AT 3700 EAST VISTA CHINO ROAD, ZONE M-1-P (CASE 3.3138 MAA) (GM)**

Planner Mlaker presented the proposed application, as outlined in the staff memorandum, and described the history of a previous design that was reviewed by the AAC.

The Committee discussed the previous approval.

DAVE MADDEN, architect, said the original design and that was originally a partnership with the owner of the building and the cannabis business owner. However, the property owner no longer wants to participate in the improvements due to the costs of the original design.

Member Lockyer questioned the reason for painting the building white. Mr. Madden said they are open to an alternate color for the building and the standing seam roof.

Member Doczi asked if the current parking count meets current standards. Mr. Mlaker responded there are 46 spaces, which complies with the minimum of 44 spaces required by the zoning code.

Member Doczi is not in support of the proposed project, including the proposed landscape design, the lack of façade improvements to the building or the missing wall screen.

Member Lockyer agreed that the project does not meet standards. He described his experience of the building and said this is an important gateway to the city. While the standing seam roof is a good start to improve the building design, there is no parking lot shading or landscape plantings in the parking lot. He thinks the landscape design is really the opportunity where the property could be improved, and the overall project needs a lot of work.

Member Poehlein thinks the design is a disappointment and was concerned that the property owner wasn't participating in the overall improvement of the site.

Member Walsh said the presentation is a disappointment as this site is important gateway to the City.

Walsh, seconded by Poehlein to deny the project, as presented.

AYES: DOCZI, LOCKYER, MCCOY, POEHLEIN, WALSH

ABSENT: ROTMAN, JAKWAY

The Committee made additional comments on adding trees to the landscape plan and the opportunity to improve the overall landscape design to make a real design impact to

the property.

**COMMITTEE MEMBER COMMENTS:**

- Member Doczi requested submitted plans should include conditions adjacent to the properties in question. So that the ARC can understand the context of adjacent improvements and landscaping.
- Member Poehlein questioned if the Committee reviewed two projects: the Hyundai remodel on East Palm Canyon and a remodel to a former gas station at 1100 S. Palm Canyon. Assistant Director Newell responded the AAC reviewed the Hyundai remodel on April 5, 2021 and will report back on the other project.

**STAFF MEMBER COMMENTS:**

- Assistant Director noted the 2022 Schedule of the ARC meetings was provided as an attachment to the packet.

**ADJOURNMENT:**

The Architectural Review Committee of the City of Palm Springs adjourned at 7:41 pm to the next regular meeting at 5:30 pm on Monday, January 3, 2022, 3200 East Tahquitz Canyon Way, Palm Springs.

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David Newell, AICP  
Assistant Director of Planning