

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

**Minutes of January 3, 2022**

**CALL TO ORDER:**

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

**ROLL CALL:**

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

Excused Absence: McCoy

Planning Commissioner: None

**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 9:00 pm, Tuesday, December 28, 2021, and posted on the City's website as required by established policies and procedures.

**ACCEPTANCE OF THE AGENDA:**

Chair Jakway requested removing Item 3 from the Consent Calendar for further discussion.

Rotman, seconded by Walsh to move Item 3, Case No. 21-101 from the Consent Calendar and accept the Agenda, as amended.

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

ABSENT: MCCOY

**PUBLIC COMMENTS:** None.

**CONSENT CALENDAR:**

Vice Chair Rotman noted that he, Member Thompson and Chair Jakway will need to recuse from voting on Item 1 (meeting minutes) due to their absences on December 7, 2021.

Thompson, seconded by Walsh to approve Items 1 and 2, as part of the Consent Calendar. (Noting Commissioner Walsh, Vice Chair Rotman and Chair Jakway's

abstention on Item 1.)

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

**1. APPROVAL OF MINUTES: DECEMBER 7, 2021**

Approved, as submitted.

**2. ALANA COFFIN FOR A LAND USE PERMIT AND WAIVER TO CONTINUE THE USE OF AN ENLARGED PARKLET LOCATED AT 368 NORTH PALM CANYON DRIVE, ZONE CBD (CASE 21-083 LUP) (AP)**

Approved, as submitted.

**EXCLUDED CONSENT CALENDAR:**

**3. THE ROW HOUSE FOR A SIGN PERMIT FOR TWO MAIN SIGNS PLACED ON AN EXISTING BUILDING AND ONE SIGN PLACED ON AN EXISTING MONUMENT SIGN LOCATED AT 2500 NORTH PALM CANYON DRIVE, ZONE PD-136 (CASE 21-101 SI) (AP)**

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

RYAN MIEREAU, applicant, in response to question from Vice Chair Rotman, Mr. Mierau confirmed there was an error on the wall signs, and sign should be parallel with wall plane.

Chair Jakway questioned why the existing sign designs have different fonts on the monument signs.

Member Lockyer thinks the variation is not too out of context based on the minimal design deviation.

Rotman, seconded by Lockyer to approve subject to Conditions of Approval with added requirement:

1. Signs on building shall be parallel with the wall plane.

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

**UNFINISHED BUSINESS: NONE**

**NEW BUSINESS:**

**4. STACK FAMILY TRUST, OWNER FOR A MAJOR ARCHITECTURAL REVIEW APPLICATION FOR THE CONSTRUCTION OF A 4,122-SQUARE FOOT SINGLE-FAMILY HOUSE ON A HILLSIDE LOT LOCATED AT 2368 CITY VIEW DRIVE, ZONE ESA-SP PLANNING AREA, LOT 53, DESERT PALISADES SPECIFIC PLAN (CASE 3.4299 MAJ) (GM)**

Planner Mlaker presented the proposed residence as outlined in the staff memorandum.

JAMIE STACK, applicant, said the plan was approved by the Desert Palisades Architectural Committee. Mr. Stack described the design of the home and front-facing garage design, noting issues with the topography of the lot, using a specific batten design, and orienting the home at an angle to minimize the visual impact of the garage. Mr. Stack said the landscape will include native plants that are consistent with the design guidelines.

Chair Jakway asked where the vertical battens are used near the front door. Mr. Stack described the location of the battens are next to the inset adjacent to the front door.

Vice Chair Rotman questioned where the trash enclosure will be located; details about what's proposed around the pool; and how the railing for the outdoor space on the east side of the house will be handled. Mr. Stack responded there will be a low wall near the northwest corner of the house adjacent to the pool equipment and hardscape from the driveway to the location. Mr. Stack provided clarification on the courtyard landscape area and noted that the pool would have a pool cover and prefers not to have any railings on the outdoor seating area.

In response to a question from Member Walsh, Chris Wallace described the HVAC system which will consist of mini-split units or installing a soffit on the interior if necessary.

Chair Jakway said the grading plan shows significant slope changes and the plans are missing the retaining walls and landscape materials on the planting plan. Mr. Wallace responded that it seems like there was an error in the plans when they were converted, and some data appears to be missing. He clarified retaining walls would be minimal and boulders would be used to transition the grade changes.

Member Doczi pointed out there are several boulders on the plans which need to be shown on the grading plan; and questioned the number of up-lights. Mr. Stack provided details about their intent for the lighting plan.

Member Poehlein pointed out the terrain variation is between 6 -7 feet from one side of the house to the other and requested a section be provided to show the overall transition.

Member Lockyer thinks there will be a lot of boulders necessary to address the topography issues at both corners of the site. He said the ceiling lighting on sheet A-2 on the east side of the building does not appear to align with anything and will need to be revised. Further discussion was made on the placement of exterior lighting and the visibility of interior lighting from surrounding areas.

Member Lockyer confirmed the aluminum windows would be Fleetwood and explained this would double the frame size and recommended considering other options. He questioned the location and number of condenser units; noting the units will need to be screened and strategically placed. Mr. Lockyer thinks more solar panels will be required than the six panels shown and asked that the roof color be gray (not light gray). He requested the trash enclosure be shown on the plan.

Chair Jakway asked that a roof section detail be provided to show the rafters and structural issues as they may affect recessed blinds and requested further details on the roof drainage and roof thickness.

Lockyer, seconded by Doczi to re-study based on Committee comments.

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

The Committee further discussed the front facing garage and revisions to the driveway to screen the proposed design.

**5. 979 GENE AUTRY LLC, (PROPERTY OWNER) FOR HECATE ENERGY DESERT STORAGE 1 LLC, FOR A MAJOR ARCHITECTURAL APPLICATION FOR LANDSCAPING AND PERIMETER WALL DESIGN FOR THE DEVELOPMENT OF A 20-MEGAWATT BATTERY STORAGE FACILITY IN A 20,836-SQUARE FOOT LEASED AREA ON THE SOUTHERN END OF A LARGER DEVELOPED 3.6-ACRE SITE LOCATED AT 979 SOUTH GENE AUTRY TRAIL, ZONE M-1 (CASE 5.1542 CUP) (GM)**

Planner Mlaker described the history of the project and landscape plan. Mr. Mlaker concluded the presentation and noted the Planning Commission approved the associated Conditional Use Permit in December 2021 and provided recommendations on improving the landscape and softening the perimeter wall.

Member Doczi said the Museum Hybrid is a fast-growing tree and noted there are other Palo Verdes that are stronger type trees. He suggested using an alternate species and extending said tree further north to the driveway entry to screen the facility.

Member Lockyer asked if there was any discussion by the Planning Commission on the safety and hazards of the facility.

Chair Jakway questioned if the driveway that is being closed would be removed. Planner Mlaker responded the Engineering Department will require that they remove it.

JAMES DAMEN, Director of Development, Hecate Grid, was available for questions.

Vice Chair Rotman confirmed the width of the access gates are 24 feet on the north side driveway.

In response to Vice Chair Rotman's questions, Mr. Damen said the units are elevated 8 to 9 inches and described the units as light gray to white in color.

Mr. Rotman said the northerly fence should be revised to a solid block wall instead of a chain-link fence between the access driveways. There was further discussion on the width of the 24-foot-wide access gates.

Member Lockyer questioned if the additional landscape area could accommodate at the street corner.

Chair Jakway suggested varying the wall design.

The Committee discussed grouping different tree species. Member Doczi suggested an Olive Tree as an accent and Texas Ebony Tree for dense screening.

Chair Jakway said the solution to layer landscape, vary the wall design, and wrap the north side with block wall with reduced openings if possible.

Member Lockyer questioned the lighting design and expressed concern with the 4779 lumens for one fixture and the relative height. Mr. Damen responded the lighting could be motion sensitive.

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

1. Mesquite Avenue— staggered perimeter wall design, revised tree/landscape design for a more naturalized look. Cluster trees with different sizes and staggered design.
2. Intersection @ Gene Autry and Mesquite Avenue – pulled further back for additional higher landscape.
3. North property line – solid block wall similar to other wall and reduce gates to one 24-foot-wide entry and eliminate or reduce other two gates. Gates to include screening.
5. Lighting – reduce lighting or motion sensitive.

The landscape design to be reviewed by staff and a subcommittee consisting of Members Doczi and Lockyer.

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

ABSENT: MCCOY

**COMMITTEE MEMBER COMMENTS:**

- Update on Racquet Club Road traffic calming.

**STAFF MEMBER COMMENTS:**

- Update on transition from print packets to digital delivery.

**ADJOURNMENT:** The Architectural Review Committee of the City of Palm Springs adjourned at 7:45 pm to the next regular meeting at 5:30 pm on **Tuesday, January 18, 2022**, 3200 East Tahquitz Canyon Way, Palm Springs.

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David Newell, AICP  
Assistant Planning Director