

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

Minutes of February 22, 2022

CALL TO ORDER:

Vice Chair Rotman called the meeting to order at 5:33 p.m.

ROLL CALL:

Present: Doczi, McCoy, Poehlein, Thompson, Walsh, Vice Chair Rotman

Excused Absence: Lockyer, Chair Jakway

Planning Commissioner: J.R. Roberts

Staff Present: Assistant Director of Planning Newell, Planning Technician Bruno, Engineering Associate Minjares, Associate Planner Mlaker, Assistant Planner Perez, Principal Planner Robertson

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, Wednesday, February 16, 2022, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Walsh, seconded by Doczi to accept the agenda, as presented.

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

ABSENT: LOCKYER, JAKWAY

PUBLIC COMMENTS: None.

CONSENT CALENDAR:

Thompson, seconded by McCoy to approve Items 1 and 2, as presented.

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

ABSENT: LOCKYER, JAKWAY

1. APPROVAL OF MINUTES: JANUARY 3, 2022

Member McCoy abstained voting on the minutes.

2. **PREMIER GREENS LLC FOR WEEDY DISPENSARY AND DELIVERY REQUESTING APPROVAL OF A SIGN PERMIT FOR ONE MAIN SIGN TO BE PLACED ON THE FACADE OF AN EXISTING COMMERCIAL BUILDING LOCATED AT 1231 SOUTH GENE AUTRY TRAIL, ZONE M1 (CASE 22-007 SI) (RB).**

UNFINISHED BUSINESS:

3. **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, SECTION 3 (CASE 3.4299 MAJ). (GM)**

Planner Mlaker described the proposed changes made by the applicant in response to the ARC comments, as outlined in the staff memorandum.

Member Thompson had questions regarding the solar panel layout proposed on the roof.

JAMIE STACK, applicant, said they've added additional details on landscape plans and responded to Member Thompson's question about the solar. Mr. Stack explained the plans show the minimum required by the state, however, additional solar panels could be added. Mr. Stack said the exterior lights have been reduced by about 40% and are low voltage lights. He said his builder/designer Chris Wallace is available to answer questions. Mr. Stack addressed questions from the Committee members and discussed the underground retention and sloped area on east side of residence being 2:1 and will not require structural support like retaining walls or boulders.

Member Walsh said the applicant has improved the plans and is demonstrated by the enhanced landscape design. Mr. Walsh had questions regarding the roof eaves and underside windows.

In response to Mr. Walsh's questions, Mr. Wallace said that mini splits are proposed in each room and there will be no need to add soffits.

Member McCoy noted there are more lights proposed on the soffits around the garage and suggested reducing the number of lights. Mr. Wallace said they could reduce two lights in the front and three on the side.

Walsh, seconded by Poehlein to approve, subject to staff recommendations with the following condition:

1. Reduction of lights around garage.

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

NEW BUSINESS:

4. DJL OF THE DESERT, INC., OWNER, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A ONE-STORY 3-UNIT APARTMENT BUILDING ON AN UNDEVELOPED 10,018-SQUARE-FOOT PARCEL LOCATED AT 517 SOUTH MOUNTAIN VIEW DRIVE, ZONE R-2 (CASE 3.4270-MAJ) (AP).

Planner Perez presented the proposed project as outlined in the staff memorandum. She described the proposed color and materials for the elevations, the proposed landscape design and the Planning Commission's recommended changes to the project for ARC review.

Member Thompson questioned if solar is required for apartment buildings in new construction. (Staff responded a condition could be added to reflect the applicant shall comply with State law requirements for solar requirements.)

Member Doczi asked if there's a requirement for parking lot lighting and if decorative pavement for the bay parking is required. (Engineering Associate Minjares responded the decorative pavement for on-site bay parking is included in the Engineering Conditions.)

GEORGE YOUSEF, applicant, said he built another home similar to the proposed but with a different design and noted the gravel color will be gray.

In response to Member Walsh's question, Mr. Yousef said the interior entry space will have columns.

In response to Vice Chair Rotman's question, Mr. Yousef said the trash enclosure will be surrounded by a block wall.

Member Dozci suggested making interior courtyard more interesting with breaks in the walkway/front doors. He said the size of symbols on the landscape plan are not to proper size and scale.

Vice Chair Rotman agreed that entry area could be improved and have more private access within courtyard. He suggested removing posts on the overhang and the trash enclosure finish be stucco'd or painted to match building color.

Member Thompson said as of January 1, 2020, the solar mandate is required on multi-family up to three stories; and project will require to show solar panels on roof plans.

McCoy, seconded by Thompson to continue for further revisions based on Committee comments.

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

5. ALURE PALM SPRINGS, LLC, FOR AN AMENDMENT TO FINAL DEVELOPMENT PLANS FOR PLANNED DEVELOPMENT DISTRICT 309 AND MAJOR ARCHITECTURAL APPROVAL FOR THE CONSTRUCTION OF TWENTY-SIX (26) SINGLE-FAMILY RESIDENCES ON A 4.1-ACRE PARCEL LOCATED AT THE SOUTHWEST CORNER OF ROSA PARKS ROAD AND EL DORADO BOULEVARD; ZONE PDD 309 (CASE 5.1037 PD 309 AMND / 3.4286-MAJ) (ER).

Member Doczi stated he had a conflict of interest on this project and left the meeting.

Planner Robertson narrated a presentation on the project history, proposed design, Planning Commission conditions and applicant's changes as a result.

Member Walsh questioned how the ADU option would be permitted. Mr. Robertson responded per the Planning Commission the ADUs would be permitted on each lot.

Member Thompson asked if there is a schematic plan showing the proposed color changes for the existing homes. Mr. Robertson said the applicant will be coordinating with the homeowners.

Member Poehlein confirmed there are two driveway entries for the project site.

BRIAN FOSTER, applicant, said they met with the existing homeowners and noted they were all very pleased with the plan to repaint their homes to match the rest of the project. He said the new lots will have generous outdoor spaces and some lots will have an ADU but not necessarily all of them. Mr. Foster described the design intent with maximizing views for each lot towards the mountains.

In response to Vice Chair Rotman's questions, Mr. Foster said the front elevation 3D element on Plan 1 is an angled wall to open the view from the inside; noted trash would be stored in the side yard; and identified the higher roof as the location for solar panels. Mr. Foster said the interior ceiling height will probably be 12 to 13 feet in higher portions of the homes with other rooms being 10 feet.

Member Walsh expressed concern with the amount of glass that is unprotected from the sun. He suggested adding some relief to the elevations from south and west solar. Mr. Foster responded that they could add an eyebrow or overhang on some elevations to provide deeper recess in the windows.

In response to member Poehlein's questions, Mr. Foster responded that the solar would likely be flush mounted to minimize views from surrounding and expects they'll add the minimum required as the homes are relatively small.

Vice Chair Rotman said the design of Plan 3 could be improved with a clerestory window where there's a 12-foot ceiling in the kitchen. Mr. Foster said they could consider this change if it doesn't impact Title 24 design or interfere with kitchen cabinet locations.

Member Thompson said he generally likes the project and agreed with other the members' suggestions.

Member McCoy thinks the landscape design is terrific and will enhance the neighborhood. He questioned size of the 3D element and the wall on the front façade might be too tall for keeping the views.

Vice Chair Rotman said the project has great potential but thinks the scale seems large for the density, given the heights of the buildings. He said some angled walls seem arbitrary and it doesn't seem like the right approach for a project long-term. He suggested the project return to address the solar issues, scale issues, plant-on design items and clarification on ADU options.

Rotman, seconded by Walsh to continue to address committee comments.

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

Member Doczi returned to the meeting.

COMMITTEE MEMBER COMMENTS: None.

STAFF MEMBER COMMENTS: None.

ADJOURNMENT: The Architectural Review Committee of the City of Palm Springs adjourned at 7:08 pm to the next regular meeting at 5:30 pm on Monday, March 7, 2022, 3200 East Tahquitz Canyon Way, Palm Springs.

David Newell, AICP
Assistant Planning Director