

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

Minutes of February 7, 2022

CALL TO ORDER:

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

ROLL CALL:

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

Excused Absence: Walsh

Planning Commissioner: J.R. Roberts

Staff Present: Assistant Director of Planning Newell, Planning Technician Bruno, Associate Planner Kikuchi, Engineering Associate Minjares, Associate Planner Mlaker, 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 9:00 pm, Tuesday, February 1, 2022, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Rotman, seconded by McCoy to accept the agendas, as presented.

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

ABSENT: WALSH

PUBLIC COMMENTS: None.

CONSENT CALENDAR:

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

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

ABSENT: WALSH

- 1. GREENSKEEPERS LLC DBA HITS STUDIO, REQUESTING THE APPROVAL FOR USE OF A PORTABLE OPEN SIGN FOR AN EXISTING CANNABIS**

DISPENSARY LOCATED AT 155 SOUTH PALM CANYON DRIVE (CASE 22-001 TS – 22-005 LUP). (RB)

- 2. HUNTER J DOG LLC, OWNER, REQUESTING A LAND USE PERMIT AND A WAIVER TO CONTINUE THE USE OF AN ENLARGED PARKLET LOCATED AT 315 EAST ARENAS ROAD, ZONE LSC (CASE 21-090 LUP). (AP)**

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

- 3. JACK RIVERS OF CANYON PRINT & SIGNS, ON BEHALF OF HIGHTEND, AN EXISTING CANNABIS DISPENSARY, FOR THE APPROVAL OF A SIGN PERMIT APPLICATION TO INSTALL A 22.3-SQUARE-FOOT PERMANENT WALL SIGN AT 3395 NORTH INDIAN CANYON DRIVE, ZONE C-M, SECTION 34 (CASE 21-074 SI). (NK)**

Associate Planner Kikuchi presented the proposed wall sign as outlined in the staff memorandum.

JACK RIVERS, applicant, Canyon Print & Signs, clarified the sign request is for an illuminated channel letter sign on the south facing building.

Member Doczi questioned the location of the sign and thinks there are better locations for the proposed sign given the architectural elements

Thompson, seconded McCoy to approve the sign application subject to staff's recommendations.

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

- 4. BEST SIGNS, INC., ON BEHALF OF MARGARITAVILLE RESORT, FOR SIGN PROGRAM AMENDMENT APPROVAL FOR THE TWO (2) EXISTING WALL SIGNS INSTALLED ON THE FRONT ENTRY CANOPY FASCIA AT THE MARGARITAVILLE RESORT PALM SPRINGS HOTEL LOCATED AT 1600 NORTH INDIAN CANYON DRIVE, ZONE R-3, SECTION 2 (CASE 20-003 AMND). (NK)**

Associate Planner Kikuchi presented the proposed Sign Program Amendment that includes two (2) wall signs as outlined in the staff memorandum.

Chair Jakway confirmed illumination of one of the two signs.

JOHN CROSS, applicant, Best Signs, described the proposed signs define entry to property and serves to establish the brand and identity.

Chair Jakway thinks with the signs having different materials, fonts and graphics it makes it look very cluttered. Mr. Jakway said one of the goals for the Palm Springs Sign Ordinance is to keep sign simplified and clean. He thinks this sign proposal goes against the principle and thought behind most of the sign regulations.

Member Thompson concurred with Chair Jakway; particularly the non-illuminated sign cannot be seen. He thinks it's too obscure by the monument sign and does not think it's necessary; he would prefer to see it in the lobby.

Member McCoy concurred with Member Thompson, stating that it does not support their arrival experience given the sign is not in right location.

Vice Chair Rotman would prefer to keep the "mi casa es su casa" sign because as you drive through the Porte cohere, you'll see it and suggested eliminating the other signs.

Member Thompson thinks a blade sign would be more appropriate as you come in through the Porte cohere it would be at eye level.

Thompson, seconded by Poehlein to deny the application based on the ARC comments.

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

5. STUDIO AR & D, ON BEHALF OF DAVID BANKS AND TY MCNEILL, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 5,223-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH THE MAXIMUM BUILDING HEIGHT OF 19.3 FEET ON A 51,836-SQUARE-FOOT HILLSIDE PARCEL LOCATED AT 220 RIDGE MOUNTAIN DRIVE, ZONE O-20 / PD 155, SECTION 34 (CASE 3.4296 MAJ & CASE 7.1642 AMM). (NK)

Member Lockyer noted his recusal on this project and left the meeting.

Associate Planner Kikuchi presented the project as outlined in the staff memorandum.

Member Thompson verified if a 6,000 sq. ft. minimum is required based on previous

research. (Planner Kikuchi responded this project was approved as part of a PDD subdivision and it does not have square foot minimum for the size of the residence.

DAVE BANKS, owner, thanked the committee for reviewing the project and was available for questions from the ARC.

NICK LAFARO, applicant, Studio AR & D, described the reason for locating the site at the northwest corner of the lot and explained the design intent and components. He pointed to the north elevation and area where AMM is necessary for a portion of the site. Mr. Lafaro described proposed materials, colors and landscape palette.

Member Thompson questioned the use of the light gray roof color and wondered if they are open to tan roof colors.

In response to Chair Jakway's question, Mr. Lafaro described the front topography, landscape areas and structural details.

In response to Vice Chair Rotman and Chair Jakway, Mr. Lafaro showed the mechanical locations and provided additional details on the screening.

Member Doczi asked why 143 light fixtures are necessary and expressed concern with lighting of the hillside.

Chair Jakway asked about access from the main house to the casita and pool equipment enclosure.

Member Doczi suggested reducing the number of landscape lighting and having separate circuits to control light levels and areas.

Chair Jakway thinks it's a nice project and agreed on the roof color.

Rotman, seconded by Doczi to approve subject to:

1. Reduce number of landscape lights;
2. Roof color to be a natural color, such as tan, to blend with landscape.

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

ABSTAIN: LOCKYER

ABSENT: WALSH

Member Lockyer re-entered the meeting.

6. ONE LAS PALMAS, LLC FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE REVIEW OF FOUR (4) SINGLE-FAMILY HOUSE TYPES ON ELEVEN (11) HILLSIDE LOTS AND AN ADMINISTRATIVE MINOR MODIFICATION FOR A FRONT YARD SETBACK REDUCTION FOR THREE LOTS AND INCREASE IN BUILDING HEIGHT FOR FOUR (4) HOUSE ELEVATIONS LOCATED AT LAS PALMAS ESTATES DRIVE, ZONE R-1-B, SECTION 1 (CASE 3.4194 MAJ & 7.1648 AMM). (GM)

Member Dozci recused himself due to a business-related conflict of interest and left the meeting.

Associate Planner Mlaker presented the project, as outlined in the staff memorandum.

Member Lockyer asked if the site plan delineating the setbacks is available and also a grading plan to show top of slope and topography.

Chair Jakway requested the sheets be labeled for roof heights, setbacks and grading plan.

Vice Chair Rotman confirmed the specifics for ARC review.

BRIAN FOSTER, applicant, said some of the specific questions were not known since buyers will have the option to choose a plan. Mr. Foster described the houses that are currently under construction on the north side of the subdivision.

SCOTT LYLE, broker, said buyers want to look and feel to be the “same within the development”.

Member Lockyer said the plans are missing the north arrow, labels, overhangs and height diagrams.

Member Poehlein requested site sections, as well.

Lockyer, seconded by Rotman to continue with direction to the applicant to provide better quality drawings to graphically represent the AMM application.

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

COMMITTEE MEMBER COMMENTS:

- Member Lockyer requested electronic ARC agenda packets.

STAFF MEMBER COMMENTS:

- Update on electronic submittals.
- New subcommittee (Jakway and Rotman) consisting of several members of the Planning Commission and Architectural Review Committee to review and make recommendations on design improvements for a project in the Miralon Development.

ADJOURNMENT: The Architectural Review Committee of the City of Palm Springs adjourned at 7:04 pm to the next regular meeting at 5:30 pm on *Tuesday, February 22, 2022*, 3200 East Tahquitz Canyon Way, Palm Springs.

David Newell, AICP
Assistant Director of Planning