

ARCHITECTURAL REVIEW COMMITTEE MINUTES

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

Minutes of April 4, 2022

CALL TO ORDER:

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

ROLL CALL:

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

Excused Absence: Thompson

Planning Commissioner: None

Staff Present: Assistant Director of Planning Newell, Planning Technician

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, March 30, 2022, 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, POEHLIN, WALSH, ROTMAN, JAKWAY

PUBLIC COMMENTS: NONE

CONSENT CALENDAR:

Member McCoy requested a revision to page 3 of the minutes, specifically that the word "huck" be "puck".

1. APPROVAL OF MINUTES: MARCH 21, 2022

Lockyer, seconded by McCoy to approve minutes, as amended.

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

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

2. MINDY REED, FOR A LAND USE PERMIT AND WAIVER TO CONTINUE THE USE OF AN ENLARGED PARKLET LOCATED AT 140 SOUTH PALM CANYON DRIVE, ZONE CBD (CASE 21-096 LUP). (AP)

Assistant Director Newell presented the project, as outlined in the staff memorandum.

Vice Chair Rotman asked if the parklet extends to the bulb out. Staff confirmed there is no parking space between the parklet and the bulb out.

The matter was tabled while staff contacted the applicant to join the meeting to answer questions. The Committee moved to Item #3.

Assistant Director Newell indicated the applicant was available to answer questions.

MINDY REED, applicant, introduced the project.

Chair Jakway asked if there will be a mister and if so, how it would be conveyed across the sidewalk. Ms. Reed described the reflective design on the railing in accordance with the parklet design guidelines.

Vice Chair Rotman confirmed the lighting type.

Member Poehlein clarified the string lights were in fact café lights.

Member Doczi requested clarification on the post sizes. Ms. Reed said the posts would be 4x4 similar to what has been done at Tac/Quila. She clarified the posts colors would be dark brown to complement the existing building.

Chair Jakway asked about the planter design. Ms. Reed said she will be removing the existing planters.

Member Poehlein recommended the lanterns be removed and only use the café lights.

Member Doczi recommended the planters or pots be the same in size and color within the parklet.

Doczi, seconded by Walsh to approve, subject to staff conditions and the following:

1. Lantern lights shall be removed from parklet design (only install café (festoon) lights) and;

2. Pots shall be consistent in size and color.

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

3. DIRK MCCULLOCH OF JACKSON MAIN ARCHITECTURE, ON BEHALF OF NWB PALM SPRINGS, LLC, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 61,704-SQUARE-FOOT SELF-STORAGE FACILITY WITH A 912-SQUARE-FOOT LEASING OFFICE ON A 3.55-ACRE UNDEVELOPED PARCEL LOCATED AT 890 NORTH GENE AUTRY TRAIL, ZONE M-1-P, SECTION 7 (CASE 3.2802 MAJ). (NK)

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

DIRK MCCULLOCH, JACKSON I MAIN ARCHITECTURE, applicant, noted this project also falls under the Airport Land Use Commission's prohibition of tree canopies which create tree habitats for birds; and described the proposed project. Mr. McCulloch requested consideration for specific project changes, including quantity of trees, alternate fencing and reduction of overall area of decomposed granite and down spout protectors on north and south facades relating to PLN 5.

Chair Jakway questioned the height of the overhangs on the north side. He also asked how parking would be handled on the south side if clients are loading/unloading for those units.

Mr. McCulloch responded there will be large vehicles, such as U-Hauls, RVs, etc., that will require more clearance than usual. He also indicated there is no parking on the south side, as that will be a fire lane; parking will be available at the southeast corner of the project site.

Member McCoy asked if there will be light fixtures below the overhangs on the north side overhangs. Mr. McCulloch responded there are canopy lights that consist of parking garage type LED fixtures.

Chair Jakway clarified that the roof will be a standing metal seam roof.

Vice Chair Rotman confirmed the number of downspouts and exterior lights. Mr. McCulloch indicated the downspouts would occur roughly every forty feet and the light temperatures would be about 4,500-kelvin.

Member Walsh requested clarification on the parallel parking in front of the units.

Vice Chair Rotman requested clarification on the fence screening. Mr. McCulloch described the fence with a vertical steel tube fence with horizontal metal slats on alternating sides of the fence to allow passing of air.

Chair Jakway noted glass faces Gene Autry at the building corners and questioned if the glass will be transparent or obscure. Mr. McCulloch described the glass as being transparent.

Member Doczi asked if fencing or wall could be added on the south side of the property to provide screening.

Member Lockyer questioned the interior heights of the units. Mr. McCulloch described interior spaces.

Member Lockyer expressed concerns with overall height for an interior room height of 10 feet. He also requested clarification on what is visible on the interiors at the building corner.

Member McCoy said the street view shows a healthy oleander hedge and existing lights along the south property line and questioned if that will remain and whether new landscape would be installed. Mr. McCulloch said new landscape would be installed on the north side of that landscape hedge.

The Committee members requested further clarification on the exterior lighting fixtures and intensity, as well as interior lighting timeframes at the building corners and along Gene Autry Trail. Mr. McCulloch also clarified the business would operate from 6am to 10pm daily.

Vice Chair Rotman said the project will be highly exposed with a lot of garage doors and thinks the project will need more screening. He said the lighting needs to be updated with 3,000 kelvin or 3,500 Kelvin. Mr. Rotman suggested adding landscape pockets along the north and south sides and recommended block wall instead of picket fence. Mr. Rotman thinks the wall sconces are acceptable at the building corners but is not in favor of the wall packs between.

Chair Jakway said the scale of the north overhang appears out of scale with the design of building and questioned the use of blue doors around the building and thinks it should be a desert neutral color. He agreed with the screening comments of other members.

Member Doczi agreed and thinks there are other selections available for the desert locus tree. He said there are smaller, understory trees that could be added to assist with the screening from the adjacent residential project.

Member Lockyer said he would like to see the building height reduced to roughly 12 feet at edges of building. He expressed concern with the height of twenty feet and the overhang on the north side at eighteen feet, resulting in lack of building design particularly between the building corners.

Chair Jakway agreed that the wall along Gene Autry Trail looks very plain.

Members Doczi and Lockyer questioned the lack of information on the plant symbols and the use of 1-gallon size plants.

Chair Jakway recommended better undulation on the west elevation and more screening at the south side of the property.

Member McCoy noted concern with the lighting heights, especially the 25' poles on the east and north sides of the building.

Member Walsh said the letters from the neighbors are clear; screening from the residential to the east will need to be addressed. Mr. Walsh also had concerns on the lack of cohesive design on all sides of the building.

Jakway, seconded by Rotman to continue the project to allow the applicant to make revisions per ARC comments.

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

A recess was taken at 7:20pm. The meeting resumed at 7:28 pm.

4. STUDIO AR & D ARCHITECTS, ON BEHALF OF HENRI AND JENNIFER COURPRON, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 5,436-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH A 922-SQUARE-FOOT ATTACHED GARAGE AND A 632-SQUARE-FOOT DETACHED GARAGE WITH THE MAXIMUM BUILDING HEIGHT OF 19.1 FEET ON A 49,712-SQUARE-FOOT HILLSIDE PROPERTY LOCATED AT 2363 WINTER SUN DRIVE (APN: 504-390-008 & 504-390-009), ZONE ESA-SP, SECTION 4 (CASE 3.4308 MAJ & CASE 7.1650 AMM). (NK)

Member Lockyer recused himself from this project due to business conflict and turned his camera and microphone off.

Planner Kikuchi described the proposed residence as outlined in the staff memorandum.

NICK LAFARO, Studio AR&D, applicant, presented the project and described the arroyo running through the site, necessitating the minor modification to building height. He gave an overview of the topography and noted a 30' differential across the site. Mr. Lafaro described the design process with orienting the garage with a side entry as required by the Specific Plan, the location of the rest of the home and ground-mounted solar panels and the proposed project materials.

Chair Jakway said the gym is cantilevered and asked if the master bedroom is

cantilevered too. Mr. Lafaro responded no.

Chair Jakway questioned if there will be balconies on the gym. Mr. Lafaro said there will be glass railing.

In response to Chair Jakway's questions, Mr. Lafaro described the front elevation pop-out and the roof drainage.

Vice Chair Rotman asked what surrounds the pool. Mr. Lafaro explained the dotted line on Sheet PL-6 is a fence barrier around the pool.

In response to Mr. Rotman's questions, Mr. Lafaro described the proposed ventilation system utilizes an underground design to avoid use of rooftop, and further clarified where split-systems are proposed. Mr. Lafaro described the reason for using separate materials for the pavers.

Member Doczi said the detached driveway extends beyond the solar panel areas and if that could be shortened to allow for additional landscape. Mr. Lafaro agreed that is a location to add more landscape screen from the street. The Committee further discussed screening opportunities on the east and south.

Chair Jakway commented that on Sheet PL-1, noting that there appears to be an imbalance without anchoring the wall. Mr. Lafaro described the challenges with the arroyo and drainage issue.

Member Poehlein said the detached garage does not appear to integrate with the rest of house (which is designed well) and is not in favor of the garage design.

Vice Chair Rotman agreed and thinks the garage is "clumsy" compared to the rest of the house.

Member Walsh said the lot merger gives a greater use of space but questioned how guest parking is handled particularly with shade. Engineering Minjares responded there are no guest parking spaces within the development which is the reason for adding additional garage space on this project. Mr. Minjares provided additional clarification on the no-build easement on a double lot condition.

Vice Chair Rotman stated he is in favor of the minor modification to the height standard.

Jakway, seconded by Rotman to approve as submitted, suggesting committee comments be considered including the addition of landscape on the east side of the solar panels.

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

COMMITTEE MEMBER COMMENTS: NONE

STAFF MEMBER COMMENTS: NONE

ADJOURNMENT:

The Architectural Review Committee of the City of Palm Springs adjourned at 8:22 pm to the next regular meeting at 5:30 pm on Tuesday, April 19, 2022, 3200 East Tahquitz Canyon Way, Palm Springs.

David Newell, AICP
Assistant Planning Director

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