

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

Minutes of March 7, 2022

CALL TO ORDER:

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

ROLL CALL:

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

Absent: McCoy, Poehlein, Thompson,

Planning Commissioner: None

Staff Present: Assistant Director of Planning Newell, Planning Technician Bruno

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 p.m., Wednesday, March 2, 2022, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Chair Jakway reported Staff and Committee Members requested Item 2, One Las Palmas, be continued to allow the applicant to submit more details.

Doczi, seconded by Rotman to continue Item 2 and accept the agenda, as amended.

AYES: DOCZI, LOCKYER, WALSH, ROTMAN, JAKWAY

ABSENT: MCCOY, POEHLEIN, THOMPSON

PUBLIC COMMENTS: None

CONSENT CALENDAR:

Vice Chair Rotman requested a minor correction to page 3 to add "He suggested removing posts on the overhang *at the front and rear elevations . . .*".

1. APPROVAL OF MINUTES: FEBRUARY 22, 2022

Rotman, seconded by Walsh to approve minutes, as amended.

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

UNFINISHED BUSINESS:

- 2. 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)**

Tabled and removed from agenda during Acceptance of Agenda.

NEW BUSINESS:

- 3. FLANNERY EXCHANGE LLC, REQUESTING EXTERIOR ARCHITECTURAL MODIFICATIONS TO INCLUDE A SECOND FLOOR SHADE STRUCTURE, SPIRAL STAIRCASE AND THE PERMANENT INSTALLATION OF AN AIRSTREAM TRAILER TO A SECOND FLOOR PATIO OF A COMMERCIAL BUILDING LOCATED AT 750 NORTH PALM CANYON DRIVE, ZONE C-1 (CASE 3.3795 MAA). (RB)**

Member Lockyer noted he would be abstaining on this project and left for the remainder of the meeting.

Planning Technician Bruno presented the proposed exterior modifications including installation of an airstream trailer as outlined in the staff memorandum.

MICHAEL FLANNERY, applicant, provided details on the project and was available for questions from the Committee.

Chair Jakway questioned if the bar on the second floor is for the event space or will it be open to the public. Mr. Flannery responded that at this point he's uncertain, but the idea is that the bar will be there for the event space. Chair Jakway said it's unclear on the drawings what type of material the shade structure will be. The applicant responded the shading material will be the fabric type.

Vice Chair Rotman questioned how the spiral staircase will be secured during off-hours. Mr. Flannery responded the stairway will be open during off hours; however, there will

be a gate on second floor during off-hours. He indicated the entire property is monitored with cameras and speakers to alert trespassers. Mr. Rotman asked the applicant how they would handle providing adequate screening for the air stream trailer. Mr. Flannery said they could possibly use the fabric type shading that matches the patio cover.

Member Walsh questioned if there are any concerns with bracing and anchoring the airstream trailer. Mr. Flannery responded the second-floor design was constructed with steel beams to provide strong support and is not concerned.

Chair Jakway noted that Sheet 105 calls for a proposed new bar where the trailer sits but it is not shown on the elevation and questioned if they plan to build the bar as part of this work. Mr. Flannery responded they will leave the airstream trailer downstairs and will not submit plans for the construction of a bar for at least six months. He explained the type of shading material noting that the upstairs will be done first and then downstairs.

Member Doczi questioned if additional material will be added to create a sense of place for the airstream trailer. Mr. Flannery thinks it's a great idea and could use planters on the west end to screen the trailer. He agreed that vegetation would look better than wood to screen it. Mr. Dozci suggested a combination of planters and elongated planters could be used to create a setting.

Member Comments:

Chair Jakway said he likes the trailer and doesn't think it needs to be hidden. He suggested a trellis on the upper level and eliminating one bay of the trellis that's closest to the street; noting that right now there's three bays and if the smaller bay was removed the facade of the building would step back a bit. Mr. Jakway said if you take Member Doczi's idea of a planter on the railing that faces Palm Canyon and replace it with a continuous a wooden planter with a small quantity of plants; it won't block the views of the mountain. Chair Jakway complemented the applicant because he's taken an eyesore and has made it into a significant part of the community and wished more developers would do this.

Member Walsh concurred with Chair Jakway and does not agree with staff comments about the need to screen the trailer. This helps the whole challenge of the second floor commercial; if there's something of interest it tends to draw your interest up there. He thinks it would be a good idea to figure out how the shade structure works since the fabric and wind are a chronic design challenge.

Vice Chair Rotman agrees with the previous comments that have been made.

Chair Jakway asked the Members what they think about removing the first bay closest to the street so that the shade structure steps back a little bit.

Member Walsh said he's a bit hesitant about the west elevation with the lower angle and the hot afternoon sun shining directly on the front of the building.

Vice Chair Rotman said he's been on that rooftop and it's a substantial size that even removing that front bay there is enough space.

Jakway, seconded by Rotman to approve the airstream trailer (as submitted), shade structure on second story, circular staircase with the following added conditions:

1. The one bay of overhang closest to the street on the upper level be removed.
2. The trailer is approved, as is, without any screening.
3. The bar on the lower level shall be future submittal.
4. The applicant shall consider landscaping applications along the Palm Canyon side of the building by installing planters or greenery to add variation to the railing.

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

COMMITTEE MEMBER COMMENTS: None

STAFF MEMBER COMMENTS:

- The ARC agenda packet will be provided digitally after this meeting and any member wishing to receive print versions may do so, but it will require the member to pick up the packet from the Planning office.

ADJOURNMENT:

The Architectural Review Committee of the City of Palm Springs adjourned at 6:05 p.m. to the next regular meeting at 5:30 pm on Monday, March 21, 2022, 3200 East Tahquitz Canyon Way.

David Newell, AICP
Assistant Planning Director

ARCHITECTURAL REVIEW COMMITTEE
Minutes of May 16, 2022
3200 East Tahquitz Canyon Way
Palm Springs, California 92262
(Meeting held Via Zoom)

CALL TO ORDER:

Vice Chair Rotman called the meeting to order at 5:35 pm.

ROLL CALL:

Present: Doczi, Lockyer, Thompson (alternate), Walsh, Vice Chair Rotman

Excused Absence: McCoy, Poehlein, Chair Jakway

Planning Commissioner: Commissioner Aylaian

Staff Present: Assistant Director of Planning Newell, Planning Technician Bruno, Assistant Planner Rubalcava, 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, Thursday, May 12, 2022, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

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

AYES: DOCZI, LOCKYER, THOMPSON, WALSH, ROTMAN

ABSENT: MCCOY, POEHLEIN, JAKWAY

PUBLIC COMMENTS: None

CONSENT CALENDAR:

Member Doczi and Vice Chair Rotman abstained from voting on the minutes due to not being present at the meeting.

Member Doczi requested to pull Item 2 from the Consent Calendar for further

discussion.

Doczi, seconded by Thompson to approve Items 1 and 3, as part of the Consent Calendar.

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

1. APPROVAL OF MINUTES: APRIL 19, 2022

Approved, as submitted.

3. REEFER MADNESS DISPENSARY REQUESTING APPROVAL FOR THE USE OF A PORTABLE OPEN SIGN TO BE PLACED IN THE PUBLIC RIGHT OF WAY ON SOUTH WILLIAMS ROAD, LOCATED AT 4693 EAST RAMON ROAD, ZONE M-1 (CASE 22-008 TS, 22-020 LUP). (RB)

Approved, as submitted.

EXCLUDED CALENDAR:

2. OG ARABIAN NIGHTS FOR A SIGN PERMIT FOR ONE MAIN SIGN AT SIXTEEN (16) SQUARE FEET, PLACED ON THE FRONT OF AN EXISTING CLASS 2 HISTORIC BUILDING, LOCATED AT 232 NORTH PALM CANYON DRIVE, ZONE CBD (CASE 22-011SI). (AR)

Planner Rubalcava presented the proposed project as outlined in the staff memorandum.

Member Thompson verified if the bar underneath the sign has up lighting on the sign. Planner Rubalcava responded no, there are only three lights on the top of the building which were approved years ago.

JIM CROSS, Best Signs, applicant, stated the client requested a simple, basic sign and described the proposed sign, noting limitations with historic designation. Mr. Cross said the sign color is consistent with the building trim and shutters.

Vice Chair Rotman said the sign is very simplistic and seems a little unimaginative. Mr. Rotman questioned if the sign text is part of their logo. Mr. Cross responded yes, it's consistent with their branding.

Member Doczi concurred with Vice Chair Rotman and expressed concern with the lack of dimensionality and the location is in proportion to windows above rather than above the doors below.

Vice Chair Rotman concurred with Member Doczi and thinks it would be more interesting if they kept the same font with individual letters and not on the orange background. Vice Chair Rotman suggested they take the ARC comments and return with changes or work with staff on a resubmittal.

Mr. Cross responded the sign panel is placed on that location is existing and because of the building's historic designation the panel's location was approved. He explained the panel is made of 3/4" plywood. Mr. Cross said he does not disagree with the ARC but to move the sign panel would cause issues with the surface and wall repair would need to be done.

Vice Chair Rotman asked if it would be possible to pin mount the letters, to pull them away from the surface to give more dimensionality to the sign. Mr. Cross responded yes, it would be possible and indicated the applicant would be the person to ask about branding and fonts.

The applicant was having technical difficulties connecting to the Zoom meeting and the ARC moved on to the next item.

The Committee returned to discussion on Item 2.

DESTINY DORMINY, applicant, explained the proposed sign font is used inside the store and on merchandise. Ms. Dorminy was available for questions from the ARC members.

Mr. Rotman asked if the applicant would consider reversing the text and adding thicker letters that are pin-mounted. The applicant responded yes to both questions.

Mr. Doczi asked if it's possible to remove the existing light bar (below the sign) and place the sign panel in the area that's more proportional to the door. Assistant Planning Director responded staff could work with the applicant to incorporate lighting within the sign.

Doczi, seconded by Walsh to approve, subject to revisions discussed by the ARC with final design review by the subcommittee (Members Doczi and Thompson).

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

UNFINISHED BUSINESS:

- 4. ELEMENTAL ARCHITECTURE FOR A MINOR ARCHITECTURAL APPLICATION FOR EXTERIOR IMPROVEMENTS, INCLUDING A RE-PAINT AND ROOF TOP MODIFICATIONS, TO AN EXISTING COMMERCIAL BUILDING LOCATED AT 2481 NORTH PALM CANYON DRIVE, ZONE C-1**

(CASE 3.4320 MAA). (RB)

Assistant Planner Rubalcava presented the proposed project.

ROBERTO OCEGUERA, Elemental Architecture, project manager, described the uses on each floor, ADA requirements and proposed improvements, and the roof shade structure materials and lighting.

Vice Chair Rotman questioned the dimensions on the parking areas, the condenser screening on the roof and the material of the stair enclosure roof. Mr. Oceguela responded that the lot and parking area is very narrow and that the rooftop panels can be extended to screen the mechanical units. He also noted the roof material would be dark to match the building.

In response to Vice Chair Rotman's question regarding the second-floor windows and outside speakers, Mr. Oceguela said the windows are fixed and there are no outside speakers proposed.

Member Doczi suggested adding planter areas/diamonds to the nose of the parking areas. Mr. Oceguela said they would explore adding that to the parking lot.

Rotman, seconded by Doczi to approve, subject to enhancing parking lot with planters at nose of parking stalls and no outdoor speakers on rooftop deck.

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

5. ALURE PALM SPRINGS, LLC, FOR AN AMENDMENT TO FINAL DEVELOPMENT PLANS FOR PLANNED DEVELOPMENT DISTRICT 309 AND A MAJOR ARCHITECTURAL APPLICATION 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 recused himself due to a business-related conflict of interest.

Principal Planner Robertson presented the project as outlined in the staff memo. Mr. Robertson described the changes and showed comparisons of the previously reviewed plans on February 22nd and the revised plans.

Member Thompson asked if the original plan would be built if the revisions weren't approved. In reference to Member Thompson's question, Mr. Robertson responded the applicant never indicated that would be the case. However, according to the Zoning Code, this project was approved as a Planned Development District and construction

was started on the site and the developer could complete the project as originally approved.

Vice Chair Rotman said Lot 3 and 29 appear to be problematic and questioned if the layout was reviewed by public works. He also questioned the number of parking spaces proposed. Mr. Robertson said the layout was reviewed by the City and there are specific limitations on the driveway depths. Mr. Robertson also said they are providing more parking spaces than the original approval.

Member Walsh expressed concern with the number of potential ADUs and parking.

BRIAN FOSTER, applicant, said they added three additional parking spaces off of Rosa Parks and others inside the existing development and the driveway depths will be deeper in most cases. Mr. Foster said most lots will not accommodate a detached ADU and further described the changes made to the project, noting the scale of the homes remains the same.

Vice Chair Rotman requested the applicant go through the elevation changes. Mr. Foster described the overhang and recessed windows; and said the roof deck will be thicker to address Title 24, drainage and adequate interior ceiling heights. He clarified the window recesses are about 18 to 24 inches and the roof overhangs are roughly 3 feet.

Mr. Thompson suggested positioning the overhang between the transom window and the sliding doors. Mr. Foster said that was modeled and the applicant chose not to locate the overhang there due to the impact to the mountain views.

Vice Chair Rotman said there is a missed opportunity for the outdoor space based on the lack of rear access in the yard with the location of the bathtub on Plan 1. He questioned the use of the plant-ons proposed on the garages which were not addressed in the latest revisions. On Plan 2A, the wrap-around element could be removed, for example.

Member Thompson suggested the overhangs would be better in a lower location. He questioned the floating V element on the front elevation of Plan 1A; he thinks it still needs work.

Member Lockyer agreed that the heights seem too high.

Member Walsh said the plan lacks integrated shading element to address large glass doors/windows. He suggested flush-framed glazing up to ceiling to address desired ceiling heights.

Vice Chair Rotman thinks the tack-on overhangs was only a minor change and still has concern with design of front element on Plan 1A. He still thinks the ceiling heights are

not necessary as proposed and overall height reduction is needed. Mr. Rotman agreed that the solar shading needs to be looked at more closely and suggested following Member Thompson's suggestions.

Rotman, seconded by Lockyer to approve with revisions and final design to be reviewed by subcommittee for final approval.

Subcommittee consists of: Vice Chair Rotman and Member Walsh.

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

Member Doczi returned to the meeting.

NEW BUSINESS: None

COMMITTEE MEMBER COMMENTS: None

STAFF MEMBER COMMENTS:

Assistant Planning Director Newell said a subcommittee may be needed to review a project design revision and would likely reach out to Chair Jakway and Vice Chair Rotman to assist.

ADJOURNMENT:

The Architectural Review Committee of the City of Palm Springs adjourned at 7:43 pm to the next regular meeting at 5:30 pm on Monday, June 6, 2022, 3200 East Tahquitz Canyon Way, Palm Springs.

David Newell, AICP
Assistant Planning Director