

ARCHITECTURAL REVIEW COMMITTEE MINUTES

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

Minutes of June 6, 2022

CALL TO ORDER:

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

ROLL CALL:

Present: Doczi*, McCoy, Thompson, Walsh, Vice Chair Rotman, Chair Jakway

Excused Absence: Poehlein

Staff Present: Assistant Director of Planning Newell, Engineering Associate Minjares, Associate Planner Mlaker, Assistant Planner Rubalcava

*Member Doczi arrived at 5:36 pm.

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, June 1, 2022, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Chair Jakway and Member McCoy noted their abstention on the minutes of March 7th and May 16, 2022.

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

AYES: LOCKYER, MCCOY, THOMPSON, WALSH, ROTMAN, JAKWAY

ABSENT: DOCZI, POEHLEIN

PUBLIC COMMENTS: NONE

CONSENT CALENDAR:

- 1. APPROVAL OF MINUTES: MARCH 7, 2022 AND MAY 16, 2022**

Rotman, seconded by Walsh to approve minutes of March 7, 2022 and May 16, 2022, as part of the Consent Calendar.

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

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

- 2. CHRIS PARDO, OWNER OF SANDFISH SUSHI, FOR A MINOR ARCHITECTURAL APPLICATION TO CONSTRUCT A DECK AND STORAGE PODS TO EXPAND THE OUTDOOR DINING AREA IN THE PARKING LOT AT 1556 NORTH PALM CANYON DRIVE, ZONE C-1 (CASE 3.4319 MAA). (AR)**

Assistant Planner Perez presented project as outlined in the staff report.

Chair Jakway questioned in reference to the loss of parking, does it affect the City's parking requirements. Planner Rubalcava responded that the applicant has obtained a Land Use Permit for a "Shared Parking Agreement" with the business across the street.

Vice Chair Rotman asked why the proposal is being reviewed after installation. Planner Rubalcava explained this project was constructed during the Covid19 pandemic as a temporary outdoor dining. The owner enjoyed the idea of expanding the outdoor dining area so much that they are proposing it as a permanent structure.

Member McCoy questioned approval process for the shared parking agreement.

Member Lockyer expressed larger concern with outdoor dining and lack of parking in the city.

ROBERTO OCEGUERO, Chris Pardo Elemental Architecture, project manager, described the use of off-site parking and design options.

Vice Chair Rotman asked for justification of the parking lot layout and ADA configuration. Mr. Oceguro responded that a redesign may be needed.

Chair Jakway thinks the pod building would be acceptable as temporary design, but not for permanent use.

Member Walsh said the parking lot should be addressed first.

Member Thompson said the applicant should bring forward one of the three designs presented to the Committee.

Member Doczi said the applicant should select one of the three options and submit a complete package that addresses the Committee's comments.

Chair Jakway also said parking lot shading should be incorporated into the resubmittal.

Walsh, seconded by Thompson to address design enhancements to the containers and incorporate design improvements, as discussed by the Committee.

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

3. FARRELL DRIVE PS, LLC, FOR A MAJOR ARCHITECTURAL REVIEW APPLICATION TO CONSTRUCT A 65,284-SQUARE FOOT SELF STORAGE FACILITY ON A 4.20-ACRE UNDEVELOPED PARCEL LOCATED AT 900 NORTH FARRELL DRIVE, ZONE M-1-P (CASE 4.4313 MAJ) (AR)

Assistant Planner Rubalcava presented project as outlined in the staff report.

Chair Jakway asked if there was a better plan showing the details of the Farrell Drive wall, noting a 1-foot off-set may not be enough to enhance the design.

ERIC HIGUCHI, applicant, thanked the committee for their review and service. He described the design changes they have made in response to the Planning Commission conditions. He reported that additional design changes were made to the landscape along Farrell Drive.

Chair Jakway asked how parking is handled where there are fire lanes. Mr. Higuchi responded the customer will park near their storage unit. Mr. Jakway also questioned the rooftop mechanical on Buildings 2, 3 and 4. The Applicant responded that there are no mechanical units on the buildings except for Building 1.

Member Doczi said there's a better opportunity to utilize the 25' landscape buffer along Farrell Drive to screen the RVs. He suggested the applicant look at an alternative to the Oleander and consider different tree forms for screening, such as Acacia. He said shrubs plants could be the Prunis Carolina that grows more vertically.

RYAN MARTIN, applicant team, said they'll need to ensure the project landscape doesn't impact the hazards to flight relative to the airport.

Member McCoy questioned the hours of operation and proposed lighting schedule for the project. Mr. Higuchi said the operation is not open to the public 24-hours and typically closes at 6 pm. The wall light packs will likely be operational at all times for security concerns.

Chair Jakway suggested the parking lot lights near residential should be lower, as those are closest to residential area.

Member Lockyer questioned the landscape requirements for parking and paving areas.

Chair Jakway asked if there is anything preventing owners from sleeping in the RV. The Applicant responded that the lease agreement prohibits this from occurring.

Member Lockyer requested that roof drains be concealed within the walls. He said the lighting should be addressed prior to final review to minimize exterior light nuisance, and that interior trees would help with the depth of landscape layers from the exterior viewpoints. Mr. Lockyer said the wall along Farrell Drive and landscape on the interior needs to be evaluated further.

Member Doczi suggested planting groupings of California Fan Palms (not Filiferas) at varying heights.

Chair Jakway suggested other block designs within the wall and that the triangle planters on the interior could be utilized with trees to soften the project interiors. He suggested the interior planters along the wall be widened to allow staggering of the RVs.

Vice Chair Rotman left the meeting at 6:55 pm.

Member Thompson agreed with the other members' comments.

Member Doczi suggested berming to improve the design along Farrell Drive.

Chair Jakway thinks the issues consisting of the appearance of the wall, landscape grading and types of lighting and landscaping that's selected is more than a subcommittee should review and should come back to the ARC for review.

Doczi, seconded by McCoy to continue with direction to applicant to address comments.

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

COMMITTEE MEMBER COMMENTS: None

STAFF MEMBER COMMENTS:

- The ARC members were notified there will be a Joint Meeting with City Council and all Boards and Commissions on June 21, 2022.
- Requested a subcommittee to review a design change to a project under construction (Bode hotel). Chair Jakway and Member Lockyer said they're available to assist.

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, June 20, 2022, 3200 East Tahquitz Canyon Way, Palm Springs.

David Newell, AICP
Assistant Planning Director

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