

ARCHITECTURAL REVIEW COMMITTEE
CITY OF PALM SPRINGS, CALIFORNIA
3200 East Tahquitz Canyon Way, Palm Springs, California 92262
www.palmspringsca.gov

AGENDA

Pursuant to Assembly Bill 361, this meeting will be conducted by teleconference and there will be no in-person public access to the meeting location.

- To join the meeting live, please use the following link from a computer or smartphone: <https://us02web.zoom.us/j/82919561572>
To listen to phone audio, please call: 1 (669) 900-6833 and enter Meeting ID: 829 1956 1572
- Public comment may also be submitted electronically to david.newell@palmspringsca.gov. Transmittal prior to the meeting is required. Any correspondence received during or after the meeting will be distributed to the Committee and retained for the official record.
- The meeting will be recorded and the audio file will be available from the Office of the City Clerk and will be posted on the City's YouTube channel, as soon as practicable.

Tuesday
July 5, 2022



5:30 PM Regular Meeting

Tom Jakway, Chair
Robert Rotman, Vice Chair
Tom Doczi
Sean Lockyer
John McCoy
Steve Poehlein
John Walsh
Dan Thompson (Alternate)

Staff Liaisons:

David Newell, AICP, Assistant Director of Planning
Noriko Kikuchi, AICP, Associate Planner
Rick Minjares, Engineering Associate
Glenn Mlaker, AICP, Associate Planner
Alex Rubalcava, Assistant Planner
Edward Robertson, Principal Planner

Pursuant to the Government Code Section 54957.5(b)(2) the designated office for inspection of public records in connection with the meeting is the Planning Division, Development Services, 3200 E. Tahquitz

Canyon Way. Complete Agenda Packets are available for public inspection at: Development Services, Planning Division. Agenda and staff reports are available on the City's website: www.palmspringsca.gov. If you would like additional information on any item appearing on this agenda, please contact the Planning Division at (760) 323-8245.

It is the intention of the City of Palm Springs to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, or in meetings on a regular basis, you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the Planning Department, (760) 323-8245, at least 48 hours prior to the meeting, to inform us of your particular needs and to determine if accommodation is feasible.

CALL TO ORDER:

ROLL CALL:

REPORT OF THE POSTING OF AGENDA: Agenda is available for public access at the City Hall bulletin board (west side of Council Chamber) by 9:00 pm, Wednesday, June 29, 2022, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA: The Architectural Review Committee will discuss the order of the agenda, may amend the order, note abstentions and request Consent Calendar items be removed from the consent calendar for discussion.

PUBLIC COMMENTS: This time has been set aside for members of the public to address the Architectural Review Committee on the Consent Calendar and other agenda items; and items of general interest within the subject matter jurisdiction of the Board. Although the Architectural Review Committee values your comments, pursuant to the Brown Act, it generally cannot take any action on items not listed on the posted Agenda. Three (3) minutes assigned for each speaker.

CONSENT CALENDAR:

The following routine matters may be acted upon by one motion. Individual items may be removed by the Board for separate discussion at this time or under Approval of the Agenda.

1. APPROVAL OF MINUTES: JUNE 6, 2022

RECOMMENDATION: Approval.

2. O2 ARCHITECTURE, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 3,675-SQUARE-FOOT SINGLE-FAMILY RESIDENCE AND AN ADMINISTRATIVE MINOR MODIFICATION FOR A FRONT YARD SETBACK REDUCTION ON A HILLSIDE LOT LOCATED AT 2399 CITY VIEW DRIVE (APN: 504-400-001), ZONE ESA-SP, SECTION 4 (CASE 3.4330 MAJ & CASE 7.1653 AMM). (GM)

RECOMMENDATION: Approve, subject to conditions.

UNFINISHED BUSINESS:

3. **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)**
RECOMMENDATION: Approve, subject to conditions.
4. **JACKSON MAIN ARCHITECTURE, ON BEHALF OF NWB PALM SPRINGS, LLC, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 61,658-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 (APN: 677-260-055), ZONE M-1-P, SECTION 7 (CASE 3.2802 MAJ). (NK)**
RECOMMENDATION: Approve, subject to conditions.

NEW BUSINESS:

5. **WILLIAM DUMKA OF MCGEE SHARON ARCHITECTS, FOR A MAJOR DEVELOPMENT PERMIT APPLICATION TO CONSTRUCT A 6,785-SQUARE FOOT WAREHOUSE FACILITY ON A 13,099-SQUARE FOOT UNDEVELOPED PARCEL LOCATED AT 3581 WEST DEL SOL ROAD, ZONE M-1-SP (CASE 3.4322 MAJ/DP). (AR)**
RECOMMENDATION: Approve, subject to conditions.
6. **DTPS B-3, LLC FOR REVISIONS TO THE MIXED-USE BUILDING PROPOSED ON BLOCK B-1 OF THE DOWNTOWN PALM SPRINGS SPECIFIC PLAN LOCATED AT THE NORTHEAST CORNER OF BELARDO ROAD AND MUSEUM WAY, 200 NORTH BELARDO ROAD, ZONE CBD (CASE 3.3908 MAJ). (DN)**
RECOMMENDATION: Approve, subject to conditions.
7. **AVALON 1150, LLC, FOR THE APPROVAL OF FINAL DEVELOPMENT PLANS FOR 130 SINGLE-FAMILY RESIDENTIAL UNITS ON 50-FOOT-WIDE LOTS WITHIN THE PHASE 2 SECTION OF THE MIRALON DEVELOPMENT LOCATED AT 801 NORTH SUNRISE WAY, ZONE PDD 290, SECTION 35 (CASE 5.0982-PD 290 / TTM 31848). (ER)**
RECOMMENDATION: Approve, subject to conditions.

DISCUSSION:

- 8. FOLLOW-UP DISCUSSION ON JUNE 21, 2022 JOINT MEETING WITH CITY COUNCIL AND DIRECTION FROM ARCHITECTURAL REVIEW COMMITTEE ON SUGGESTIONS FOR IMPROVEMENTS. (DN)**

RECOMMENDATION: Provide direction as appropriate.

COMMITTEE MEMBER COMMENTS:

STAFF MEMBER COMMENTS:

ADJOURNMENT: The Architectural Review Committee of the City of Palm Springs will adjourn to the next regular meeting at 5:30 pm on Monday, July 18, 2022, 3200 East Tahquitz Canyon Way, Palm Springs.