

ARCHITECTURAL REVIEW COMMITTEE MINUTES

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

Minutes of July 18, 2022

CALL TO ORDER:

Chair Jakway called the meeting to order at 5:30 pm.

ROLL CALL:

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

Excused Absence: Thompson, Rotman

Staff Present: Assistant Director of Planning Newell, 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, Thursday, July 14, 2022, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

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

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

ABSENT: THOMPSON, ROTMAN

PUBLIC COMMENTS: None

CONSENT CALENDAR: None

UNFINISHED BUSINESS:

- 1. FARRELL DRIVE PS, LLC FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 64,092-SQUARE FOOT SELF-STORAGE FACILITY ON A 4.20-ACRE UNDEVELOPED PARCEL LOCATED AT 900 NORTH FARRELL DRIVE, ZONE M-1-P, SECTION 12 (CASE 3.4313 MAJ) (AP)**

Assistant Planner Perez presented the proposed changes, based on comments from the ARC's June 6, 2022 meeting.

ERIC HIGUCHI, applicant, described the ARC's previous concern relating to parking between Buildings 1 and 3 and the long linear north-south drive-up building.

Chair Jakway asked if there's an opportunity to increase the landscape between RV parking area and the wall to gain additional landscape area. Mr. Higuchi responded they will look at accommodating this landscape space but will need to verify its impacts to the fire lane.

Chair Jakway questioned the height of the parapet on the edge of the building and if the pop-out on the east elevation could vary more than 1 foot to provide better building articulation. Mr. Shab, project architect, responded they could reduce the parapet at the building edge parapet and screen the units separately, if desired by the Committee.

Member Doczi asked if the wall could be pulled back further to provide additional landscaping at the northwest corner of the property, as well as providing a stronger transition to the linear demarcation for the existing and proposed landscaping by incorporating more native trees and plantings. Mr. Higuchi responded they yes to both requests.

Member McCoy verified a glare shield would be used for the site lighting. He also asked for clarification on operational hours of the lighting and if the applicant would consider reducing illumination levels by 50% and/or use motion detectors to minimize illumination during the late evening hours. Mr. McCoy also questioned a note on the lighting plan that allowed for higher lighting intensities and whether the light poles could be reduced more (below the proposed 20 feet height).

Chair Jakway said there are items that need to be addressed such as a berm along Farrell that is not shown on drawings, the wall design, lowering the overall building height and use of downspouts.

Walsh, seconded by Doczi to approve, subject to the following:

1. Addition of berm along Farrell Drive;
2. Lower the parapet by at least two feet;
3. Eliminate the white block (vertical columns);
4. Lower light standards below 20 feet;
5. Incorporate light shields;
6. Add desert landscape on north side and move wall at NW corner of site to provide larger landscape buffer on street side of project.

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

Chair Jakway requested if the applicant would be willing investigate widening the landscape buffer on the south side of the Farrell Drive.

NEW BUSINESS:

- 2. KAPPE ARCHITECTS, ON BEHALF OF MICHAEL SHAHBAZ AND BRIAN GLASER, FOR MAJOR ARCHITECTURAL AND ADMINISTRATIVE MINOR MODIFICATION APPLICATIONS TO CONSTRUCT A 6,180-SQUARE-FOOT SINGLE-FAMILY RESIDENCE ON A 19,602-SQUARE-FOOT HILLSIDE LOT LOCATED AT 850 SOUTH VIA LAS PALMAS, ZONE R-1-C, SECTION 10 (CASE 3.4329 MAJ & CASE 7.1652 AMM) (NK)**

Member Lockyer recused himself from discussion and voting on this item.

Associate Planner Kikuchi presented the project as outlined in the application and staff recommended conditions.

Member Walsh asked if parking is required for the accessory dwelling unit and how the front setback was determined.

In response to Chair Jakway's question, Planner Kikuchi responded that pools are required to be setback 5 feet from street property lines.

FINN KAPPE, architect, presented pictures of another home in Desert Palisades that were the design inspiration for the subject house. Mr. Kappe described the proposed house in relation to adjacent properties and provided an overview of the design details of the house and accessory structures.

BRIAN GLASSER and MICHAEL SHAHHBAZ, co-owners, said he's been coming to Palm Springs for a long time and wanted to make sure the home fits into the neighborhood.

Chair Jakway questioned why the steel fence was proposed on the property line along Ladera Circle. Mr. Kappe responded there are a number of buses that drive into the cul-de-sac (site-seeing of the Elvis Honeymoon site) and it was intended to minimize persons walking onto the property to take photos of the adjacent property. Mr. Kappe described the outdoor courtyard adjacent to the master bedroom; noting that it's private to that space. He also responded to another question on the pool shade structure, noting the desire to step the pool deck down and keep the shade structure slim/lean to minimize its view and site lines.

Member Walsh questioned the pool wall height and design. Mr. Kappe responded the pool edge is a mini-infinity edge pool and further described the design details of the pool wall and perimeter fence.

Member Doczi questioned the retaining walls near the east property line on the grading plan and the transitions between the different levels. Mr. Kappe responded that most steps will be less than 3 feet with the exception of the grade change at the transition from the main house to the accessory dwelling unit.

Chair Jakway said the existing driveway appears to remain and suggested continuing the natural landscape appearance.

Member Poehlein said this is an attractive project and thanked the applicant for their efforts in addressing the site lines and neighbor concerns. He also said there could be a garden wall (project on Chino Canyon and West Panorama) that integrates the Corten steel panels in with the boulders of the natural landscape that flows more elegantly.

Chair Jakway concurred with Member Poehlein.

Poehlein, seconded by Doczi, to approve, subject to the following:

1. Applicant to review Corten fence to appear more natural in the landscape.
2. Evaluate use of an olive tree near the pool to soften the linear line.

AYES: DOCZI, MCCOY, POEHLEIN, WALSH, JAKWAY

ABSENT: THOMPSON, ROTMAN

ABSTAIN: LOCKYER

3. JAMES NEUHOFF, OWNER, FOR A MAJOR ARCHITECTURAL REVIEW APPLICATION FOR THE CONSTRUCTION OF A 5,626-SQUARE FOOT SINGLE-FAMILY RESIDENCE ON A HILLSIDE LOT LOCATED AT 2306 WINTER SUN DRIVE, ZONE ESA-SP PLANNING AREA 4, LOT 6, DESERT PALISADES SPECIFIC PLAN, SECTION 4 (CASE 3.4324 MAJ) (GM)

Associate Planner Mlaker presented the proposed home as outlined the staff report, including the proposed building materials, location of the garage door, layout of the floor plan, and other details of the project.

Chair Jakway open public comments:

JILL LEWIS, architect, provided an overview of the project; noting the various design details of each area of the surrounding homes and outdoor spaces. Ms. Lewis presented the landscape plan and provided additional details on the tree and plant materials and design.

Member Doczi said there are some symbols that represent two tree types, noting there could be a mix.

Member Lockyer asked if the engineer could explain the historical flow line.

ALLEN SANBORN, responded the natural flow line and the retention basin used to capture incremental increases from the home.

In response to Chair Jakway's question on accessing the pool equipment, Ms. Lewis said a pathway would be added.

Chair Jakway said he would like to see a gray color for the roof and appreciated the applicant's design in following the natural grade slope.

In response to Committee member questions, Ms. Lewis explained her plan is to use wall-mounted cylinders to minimize view and the varying heights of the pads.

Member Walsh said the large windows on the south side could use solar control.

Member Doczi said the grading plan should be integrated with the landscape plan, particularly relative to the retention plan.

Chair Jakway said the landscape plans appear to be incomplete, noting missing landscape light designs, and suggested a subcommittee may be appropriate to review those details.

In response to member Lockyer's question, Ms. Lewis responded that roof penetrations and vents would not be visible based on studies completed for the home.

Chair Jakway said the home is a great project.

Lockyer, seconded by Walsh. to approve, subject to a subcommittee review of the grading and landscape/lighting plan. (Subcommittee: Doczi, McCoy)

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

4. RICHARD MEANEY, OWNER, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 4,000-SQUARE-FOOT SINGLE-FAMILY RESIDENCE ON A HILLSIDE LOT LOCATED 2085 DESERT FLOWER COURT, ZONE ESA-SP PLANNING AREA 4, LOT 64, SECTION 4 (CASE 3.4328 MAJ) (GM)

Associate Planner Mlaker presented project as outlined in the staff report.

RICH MEANEY, owner, introduced himself and the development team that consist of the architect, Garcia Studio, and the project engineer, Sanborn Architecture Group.

JORGE GARCIA, architect, described the project materials and design.

Member Poehlein questioned if a solar panel layout is available. The applicant indicated one is not available now, but solar will be provided.

Chair Jakway explained there is no solar control over the bedroom windows and wondered if any were considered. Mr. Garcia said solar is provided over the social area but did not provide any over the bedrooms to keep the design simple and clean.

Member Doczi agreed with staff's recommendations and requested the applicant look at wattages of landscape lights, noting 3 LED is appropriate.

Member Walsh said that while simplicity is important, details of the design are important, noting the importance for solar control and user comfort. Mr. Garcia responded that a sun study was done and agreed with member comments.

Chair Jakway said some undulation to the very flat surfaces could be incorporated to address solar, creating shadow lines and more visual interest. Mr. Garcia responded that he would like to maintain one material but will look at responding to concerns.

Walsh, seconded Poehlein to continue to allow the applicant to address the following:

1. Conscious sensitivity of the intent of solar gain.
2. Address barriers on window/doors that fully open, reducing lighting quantity and intensity.
3. Provide roof plan that includes solar layout design and drainage.

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

ABSENT: THOMPSON, ROTMAN

COMMITTEE MEMBER COMMENTS:

Chair Jakway reported the ARC will be dark in August and will resume on Tuesday, September 6th.

STAFF MEMBER COMMENTS:

Assistant Director Newell noted the City Manager submitted his resignation today but will continue serving until September 16th.

ADJOURNMENT:

The Architectural Review Committee of the City of Palm Springs adjourned at 7:37 pm to the next regular meeting at 5:30 pm on *Tuesday, September 6, 2022, 3200 East Tahquitz Canyon Way, Palm Springs.*

David Newell, AICP
Assistant Planning Director