

## **ARCHITECTURAL REVIEW COMMITTEE MINUTES**

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

**Minutes of September 6, 2022**

### **CALL TO ORDER:**

Chair Jakway called the meeting to order at 5:31 pm.

### **ROLL CALL:**

Present: Doczi, Lockyer, Poehlein, Thompson, Chair Jakway

Excused Absence: McCoy, Walsh, Rotman

Staff Present: Assistant Director of Planning Newell, 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, Tuesday, August 30, 2022, and posted on the City's website as required by established policies and procedures.

### **ACCEPTANCE OF THE AGENDA:**

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

AYES: DOCZI, LOCKYER, POEHLEIN, THOMPSON, JAKWAY

ABSENT: MCCOY, WALSH, ROTMAN

**PUBLIC COMMENTS:** None

### **CONSENT CALENDAR:**

#### **1. APPROVAL OF MINUTES: JULY 18, 2022**

Poehlein, seconded by Jakway to approve minutes, as presented.

AYES: DOCZI, LOCKYER, POEHLEIN, THOMPSON, JAKWAY

ABSENT: MCCOY, WALSH, ROTMAN

**UNFINISHED BUSINESS:**

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

Associate Planner Mlaker narrated a PowerPoint presentation on revisions made since the prior review of the project.

Member Doczi joined the meeting.

JORGE GARCIA, project architect, shared a video of the various motion perspectives of the home, describing the solar control elements and added ventilation.

Chair Jakway noted concern with the pool glass and questioned if a rail would be necessary on the side deck. The Applicant responded that they could eliminate the glass element from the pool.

The ARC members further discussed the location of the pool glass and its orientation relative to the surrounding streets, proposed landscape and adjacent lot, ultimately leaving it to the applicant decide if they wanted to retain that glass element.

Member Thompson asked about the solar panels and recommended adjustments to the orientation to minimize their visibility.

In response to member Lockyer's question, Rich Meaney, applicant, said the roof color would likely be a taupe but is open to suggestions.

Chair Jakway said the applicant responded well to the Committee's comments and thinks it's a unique house in a unique neighborhood and project is a success.

Thompson, seconded by Doczi subject to conditions of approval with added conditions:

1. Roof color shall be gray or taupe;
2. Solar system shall be skirted with a break metal screen.

AYES: DOCZI, LOCKYER, POEHLEIN, THOMPSON, JAKWAY

ABSENT: MCCOY, WALSH, ROTMAN

**NEW BUSINESS:**

**3. WALMART STORES, LLC, FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE DEVELOPMENT OF A FUEL STATION AND CONVENIENCE STORE LOCATED AT 5601 EAST RAMON ROAD, ZONE M-1 (CASE 3.4210 MAJ) (AR)**

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

Member Lockyer asked for clarification on the proposed lights versus those existing in the shopping center, and the type of wood and color proposed on the trash enclosure pergola.

Chair Jakway said the submittal appears incomplete due to the lack of dimension on the canopy, the missing roof plan and drainage information.

Member Lockyer thinks additional landscape would be helpful adjacent to the building; and questioned the design of the logo on the kiosk building.

Chair Jakway provided suggestions on improving the elevation, particularly in relation to the design of the existing retail store.

Member Thompson suggested removing the blue background from the sign to be consistent with others similar kiosks he's observed at other Walmart locations.

RYAN ALVAREZ, applicant, described background of the proposed kiosk for Walmart.

Member Thompson asked if the applicant could replace the chain-link fence with a metal enclosure to match the trash enclosure. The applicant responded yes.

Chair Jakway questioned the size of the canopy and the ability to shade queuing vehicles.

Member Lockyer questioned the number of lights. Chair Jakway followed up and said they may not need that many lights if the canopy was placed lower. The applicant responded the height of the canopy is 14 feet to the underside and the thickness is 3 feet.

Member Doczi agreed there are improvements that could be made to the elevations and would like to see landscape wrapped around the building.

Chair Jakway pointed-out the Planning Commission recommendations and thinks the package should be more precise in the plans. He said the design of the proposed kiosk should tie in better to the existing retail store.

Member Lockyer requested additional information be provided to justify conformance with the lighting standards; as it seems there should be less lights.

Members Poehlein and Thompson agreed with the other member comments on improving the design.

Doczi, seconded by Thompson to continue based on ARC comments.

AYES: DOCZI, LOCKYER, POEHLEIN, THOMPSON, JAKWAY

ABSENT: MCCOY, WALSH, ROTMAN

**4. JOHN GUNN AND CRAIG HIBBARD, OWNERS, FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 5,264-SQUARE FOOT, TWO-STORY, SINGLE-FAMILY RESIDENCE ON A HILLSIDE LOT LOCATED AT 110 RIDGE MOUNTAIN DRIVE, ZONE O-20 (CASE 3.4333 MAJ) (AR)**

Assistant Planner Perez presented the proposed home as outlined the staff report, describing the existing conditions of the site, layout of the proposed home, and proposed elevation color and materials.

LANCE O'DONNELL, project architect, shared various vantage points of the proposed home from the surrounding areas to demonstrate visual impacts. Mr. O'Donnell described the layout of the home in relation to the existing retaining wall.

Member Lockyer said the trees along the easterly edge look rigid in their layout. Mr. O'Donnell said he would be open to working with staff to move some trees up-slope to create a more natural layout.

Chair Jakway asked why the garage was sited so far from the house. Mr. O'Donnell described the desire to keep it separate from the home and a second mass independent of the residence. He also noted the garage is located on a flat area of the lot.

Member Thompson questioned the adequacy of maneuvering the area behind the carport. Mr. O'Donnell responded that they may need to do a minor modification to accommodate adjustments, but initially thought they have adequate space, noting a desire to minimize the amount of hardscape/concrete.

Member Poehlein asked if there are any fences on the property and if any are required. Mr. O'Donnell responded there's a six-foot fence that exists on the east side of the site and the project's subdivision is gated. He also indicated they likely need to address pool safety barriers.

Member Thompson thinks the design is well-done but questioned the chimney extension.

Member Doczi said he appreciates the presentation by the applicant and agrees with Member Lockyer that trees should be more naturalized on the hill and suggested the slopes be re-naturalized where disturbed.

Chair Jakway suggested some trees above the retention basin could be moved.

Member Lockyer asked if the Mexican Fan Palms are existing and question their integration. He confirmed the roof color is gray.

Thompson, seconded by Lockyer to approve with added condition:

1. Landscape changes on the tree screening.

AYES: DOCZI, LOCKYER, POEHLEIN, THOMPSON, JAKWAY

ABSENT: MCCOY, WALSH, ROTMAN

The Committee took a recess at 7:03 pm. The meeting reconvened at 7:09 pm.

**5. KIM AND MARK DEMPSTER, OWNERS, FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 1,350-SQUARE FOOT ACCESSORY BUILDING TO THE MAIN HOUSE ON A HILLSIDE LOT LOCATED AT 1900 SOUTH CAMINO MONTE, ZONE R-1-B (CASE 3.3957 MAJ) (GM)**

Associate Planner Mlaker presented project as outlined in the staff report and presented the project drawings and building materials.

Chair Jakway asked about the parking requirements and proposed use of the RV.

JIM SCHMIDT, architect, described the history of the existing home and its remodel and plan with proposed structure.

Chair Jakway said the roof pitch could be 180 degrees.

Member Poehlein likes the concept of the project but thinks there's too much Corten steel. He thinks the cubes could bleed together in their appearance.

Members Thompson and Lockyer think the design is appropriate as proposed.

Member Doczi said the proposed tree species will lose their leaves during the winter and suggested a mix of trees be proposed to improve the design such as California Fan Palm with staggered heights.

Thompson, seconded by Poehlein to approve subject to consideration of Member Doczi's comments on landscape.

AYES: DOCZI, LOCKYER, POEHLEIN, THOMPSON, JAKWAY

ABSENT: MCCOY, WALSH, ROTMAN

**COMMITTEE MEMBER COMMENTS:** None.

**STAFF MEMBER COMMENTS:**

Assistant Planning Director Newell said the new Planning Director, Christopher Hadwin, joined the team on August 1<sup>st</sup> and is currently at the HSPB meeting this evening, but will be introduced to the ARC at an upcoming meeting.

**ADJOURNMENT:** The Architectural Review Committee of the City of Palm Springs adjourned at 7:35 pm to the next regular meeting at 5:30 pm on Monday, September 19, 2022, 3200 East Tahquitz Canyon Way, Palm Springs.

---

David Newell, AICP  
Assistant Planning Director

DRAFT