

**PLANNING COMMISSION MINUTES**  
**MAY 11, 2022**  
**CITY OF PALM SPRINGS, CALIFORNIA**  
3200 East Tahquitz Canyon Way, Palm Springs, California  
(Meeting held via Zoom)

**CALL TO ORDER:**

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

**ROLL CALL:**

Present: Aylaian, Ervin, Miller, Moruzzi, Chair Weremiuk

Excused Absence: Hirschbein, Vice Chair Roberts

Staff Present: Assistant Planning Director Newell, Attorney Priest, Administrative Coordinator Hintz, Principal Planner Robertson

**REPORT OF POSTING OF AGENDA:** The agenda was available for public access at the City Hall exterior bulletin board (west side of Council Chamber) by 9:00 pm on Thursday, May 5, 2022, and posted on the City's website as required by established policies and procedures.

**ACCEPTANCE OF THE AGENDA:**

Miller, seconded by Moruzzi to accept the agenda, as presented.

**AYES:** AYLAIAN, ERVIN, MILLER, MORUZZI, WEREMIUK

**ABSENT:** HIRSCHBEIN, ROBERTS

**PUBLIC COMMENTS:** None.

**1. CONSENT CALENDAR:**

Chair Weremiuk requested one minor change to the minutes.

**1A. APPROVAL OF MINUTES: APRIL 27, 2022**

Moruzzi, seconded by Miller to approve the minutes, as amended.

AYES: AYLAIAN, ERVIN, MILLER, MORUZZI, WEREMIUK  
ABSENT: HIRSCHBEIN, ROBERTS

**2. PUBLIC HEARINGS: NONE**

**3. UNFINISHED BUSINESS:**

**3A. 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 SUNRISE WAY, ZONE PDD 290, SECTION 35 (CASE 5.0982-PD 290 / TTM 31848) (ER)**

Principal Planner Robertson presented the project as outlined in the staff. Planner Robertson reported that Plan B is not consistent with the Miralon design guidelines, and the comments made by the subcommittee have not been incorporated particularly in the rooflines and proposed colors of the homes.

Mr. Priest, attorney, said the three (3) issues identified relative the Miralon design guidelines are: 1.) sloped rooflines (design guidelines call out cantilever or flat roofs; 2.) frames and materials for windows and sliding glass doors (Planning Commission granted the Preliminary PDD amendment and removed requirement for aluminum; and highly recommended fiberglass material and alternate window material on a case-by-case basis.) Mr. Priest said if the Planning Commission believes an alternative window material is insufficient to deal with high winds and blowing sand and objects the Commission could require a different material for proper insulation, as well as providing adequate shading.

BRAD SHUCKHART, AVALON 1150, LLC, said they had the slide presentation for the original design and apologized a video is not available. Mr. Shuckhart said he thinks they have done significant work with reasonable and meaningful changes from the first submittal. He explained they made a conscious decision to incorporate some sloped roofs into 50% of the elevations as they are projecting what's being built at Miralon and the idea of going with flat roofs completely across the board creates monotony. Mr. Shuckhart explained they worked hard at simplifying the sloped roofs by taking the pitch down for more of a midcentury modern type of home.

COLIN LIU, Robert Hidey Architects, project architect, provided details on refinements made to the site plan based on the Planning Commission's comments and comments received at the workshop, floor plan revisions, updated elevation design and response to earlier questions from the Commission. Mr. Liu explained previously all the front setbacks were set at 10 feet; and the revised plotting shows a variation ranging from 10 ft. to 15 ft. and the corner lots are either a Plan 3 or Plan 4 with a side entry and more fenestration; he provided detail on the reciprocal side-yard easement, with regard to the

floor plans, and they studied the floor plan layout and noticed a handful of the homes with a spa pool in the front yard can take advantage of the San Jacinto mountains. He said after discussion with the subcommittee in March they decided this was not economically feasible and added one additional floor plan. Mr. Liu described the models in detail, elevations, flat or sloping roofs and shading from the roof overhangs.

Commission Comments:

Commissioner Miller said he was not serving on the Commission when this project was originally presented on January 12, 2022, however, he has reviewed the materials and is up to date on the project. Mr. Miller thinks there have been significant improvements made from the plans reviewed on Jan. 12<sup>th</sup> to the current revised plans. Mr. Miller said he prefers to defer to the subcommittee as far as recommendations and supports the majority of what the subcommittee members think is appropriate.

Commissioner Aylaian concurred with Commissioner Miller; and said she respects her colleagues, who were part of the subcommittee, and were more involved in the details and understand the architecture of the project.

Commissioner Moruzzi, as a member of the subcommittee, said the level of architectural details discussed on the subcommittee was tremendous and beyond his capabilities because he is not an architect. He said it's unfortunate Mr. Hirschbein is not present today because he had lots of thoughts and was very involved in all of the discussion as it relates to the details. Mr. Moruzzi said he does not think it would be appropriate to send it back to the subcommittee, at this point, because the type of discussions they were having would have been better at the Architectural Review Committee level. Mr. Moruzzi said in terms of the sloped roofs, apparently, they have approved these in the past and does not know what the circumstances were. He thinks it would be a good idea to have some sloped roofs to eliminate monotony.

Chair Weremiuk said she could speak as a member of this subcommittee and all the previous subcommittees, she does not think they have finished with the roofs on the Plan B, some have as many as seven sloped variations which is incredibly busy. She said she took a drive by Toll Brothers and if she sees a slope variation it might be one sloping up to the front or back but does not see seven. Ms. Weremiuk said she prefers to send it back to the ARC with these recommendations and thinks the colors are outdated. She said the colors that are selling right now are whites and grays and not tans and brown. She said in the rear yards when they reviewed Woodbridge project, they required they that they create a path of travel so that they don't put the pools in front of the exits leading into the golf course public space. She expressed concern with the roof overhangs and lack of shading. She said the building envelope does not, at this point, provide shade to the living areas without that area requiring to be covered. Ms. Weremiuk said she would like to have the ARC look at the differentiation on all four sides and make sure they are comfortable with that. She thinks the window issue should be sent to the ARC for review; noting that she would prefer to use the aluminum

windows or the fiberglass window frames. She thinks the window manufacturer confirm to the ARC that there will be no leakage. Ms. Weremiuk does not think all the roofs need to be flat but seven sloped variations are excessive. She thinks the 4<sup>th</sup> and 5<sup>th</sup> plans still need work and the back side of the building is not attractive. She thinks there's still work to be done and if they do not want to send it to subcommittee then it should be sent to the ARC with these comments.

Commissioner Moruzzi said he does not think this project should go back to the subcommittee but should go directly to the ARC. Mr. Moruzzi said the ARC is capable of dealing with these issues as well as the subcommittee and it will only add more time to the review process.

In response to Assistant Planning Director Newell regarding if the applicant is willing to reduce the number of sloped roofs, Mr. Shuckhart said they have demonstrated a willingness to work with the city's feedback thus far, and they will continue to do so. He said they are not hearing that they need to get rid of sloped roofs on the B elevations but rather simplify them. He said he has not counted the roof planes on the designs, but they can reduce the number on the plans or elevations.

Weremiuk, seconded by Moruzzi to find the final plan is in substantial conformance with the Preliminary PDD Plan with specific recommendations to the Architectural Review Committee, as follows:

1. A reduction in number of sloped roofs;
2. Path of travel in rear of homes leading to (former) golf course should not be cluttered;
3. The ARC to look at all four sides of the buildings and determine they are sufficiently articulated;
4. Look at the color palette to ensure the colors will sell;
5. The building envelopes shall create shade or prefers to shade structures or provide different options that provides shade;
6. ARC to review window frames that do not allow sand intrusions.

AYES: AYLAIAN, ERVIN, MILLER, MORUZZI, WEREMIUK

ABSENT: HIRSCHBEIN, ROBERTS

#### **4. NEW BUSINESS: NONE**

#### **PLANNING COMMISSION REPORTS, REQUESTS AND COMMENTS:**

- Commissioner Moruzzi reported the Frontier landscaping on Sunrise Way has improved greatly.
- Status of pad elevation south of Ramon Road and west of Palm Canyon.
- Upcoming Planning Commission meetings.

#### **PLANNING DIRECTOR'S REPORT:**

- Orchid Tree property performance schedule.

**ADJOURNMENT:** The Planning Commission adjourned at 7:00 pm to 5:30 pm, Wednesday, May 25, 2022, 3200 East Tahquitz Canyon Way.



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David Newell, AICP  
Assistant Director of Planning