

**ARCHITECTURAL REVIEW COMMITTEE MINUTES**

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

**Minutes of September 19, 2022**

**CALL TO ORDER:**

Chair Jakway called the meeting to order at 5:33 pm.

**ROLL CALL:**

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

Excused Absence: Poehlein

Staff Present: Planning Director Hadwin, Associate Planner Kikuchi,  
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, September 15, 2022, and posted on the City's website as required by established policies and procedures.

**ACCEPTANCE OF THE AGENDA:**

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

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

**PUBLIC COMMENTS:** None

**CONSENT CALENDAR:**

**1. APPROVAL OF MINUTES: SEPTEMBER 6, 2022**

Lockyer, seconded by Thompson to approve minutes, as presented.

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

**UNFINISHED BUSINESS:**

- 2. REQUEST BY DJL OF THE DESERT, INC., OWNER, FOR A MAJOR ARCHITECTURAL REVIEW APPLICATION TO CONSTRUCT A ONE-STORY 3-UNIT APARTMENT BUILDING ON AN UNDEVELOPED 10,200-SQUARE-FOOT PARCEL LOCATED AT 517 SOUTH MOUNTAIN VIEW DRIVE, ZONE R-2 (CASE 3.4270-MAJ) (AR)**

Ms. Rubalcava presented the project as outlined in the staff report.

Committee Members asked questions about the trash enclosure, front wall, exterior lighting, landscape materials and building color.

GEORGE YOUSEF, applicant, provided background details on the project.

Member Doczi said the site plan needs to be further developed, including shifting the building back towards the rear to add landscape and pedestrian access to the units and trash enclosure.

Member Lockyer suggested the enclosure could be screened with additional landscape. Mr. Lockyer said he would like to see specification on the sconce. He suggested a more attractive sconce could be used on the front of the building.

Vice Chair Rotman said additional landscape would be needed along the front and recommended additional fenestration be provided on the front building.

Member Thompson agreed that adding fenestration to the front elevation would enhance the building.

Lockyer, seconded by Doczi to continue to allow the applicant to provide further development to site plan incorporating the following:

1. Gas meter, landscape enhancements, trash enclosure screening and specification and use of more attractive sconces.

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

ABSENT: POEHLEIN

**NEW BUSINESS:**

- 3. REQUEST BY PINNACLE PALM SPRINGS, LLC FOR A MAJOR ARCHITECTURAL REVIEW APPLICATION TO CONSTRUCT A 3,953-SQUARE FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE ON A 12,701 SQUARE-FOOT HILLSIDE LOT LOCATED AT 1740 PINNACLE POINT, ZONE PD 79 (CASE 3.4335-MAJ) (AR)**

Member Doczi recused himself on this project due to a business-related conflict of interest.

Planner Rubalcava presented the application as outlined in the staff report.

BRIAN FOSTER, applicant, explained the reasoning for having minimum glazing and the ability to address heat and solar gain with Title 24 measures, and a desire to retain mountain views with the larger glazing.

SCOTT LYLE, realtor representing applicant, questioned staff's recommendation.

Chair Jakway noted that there is no location for a resident to sit outside with shade and noted a television is located in an exposed area without overhang.

Mr. Foster explained there are many constraints with the lot, including its size and topography, that limit the ability to develop the property and occupants will use umbrellas to shade outdoor spaces, as desired.

Chair Jakway questioned the infinity edge pool design with its view ending over the roof. Mr. Foster responded that the infinity edge is typically a buyer preference; however, they are willing to take another look at the design.

In response to Chair Jakway's questions regarding the elevation designs and rear retaining walls, Mr. Foster described the elevation preferences and a desire to not have steps in the rear yard living space.

Member McCoy questioned the landscape plan and use of boulders, noting inconsistencies between the plans and more detail is needed. He said the exterior up-lighting is excessive and some of the trees are inconsistent with those preferred in the desert environment.

Member Lockyer thinks there could be more articulation on the rear of the façade and questioned the overall the composition of the home with the different line angles and overhangs (or lack thereof).

Chair Jakway expressed concern with the strange front elevation and its geometries and lack of inconsistencies on all four sides of the building.

Member McCoy said he's not concerned with a windowless façade, however, he concurred with Chair Jakway's comments on the proposed design.

Vice Chair Rotman said the interior 16' ceiling height has too much volume and the overall height should be dropped to 14' or less to retain a residential scale.

Member Walsh agreed with staff's analysis of the project. He said there is a lack of

consistency on the elevations and there isn't a rhythm or reason with the building composition. Mr. Walsh said the solar control is inadequate and creates functionality issues with the home.

Member Lockyer thinks with the amount of concrete and stucco there's too much hardscape in the rear yard. He said no landscape has been added to soften the amount of hardscape.

Mr. Foster described the success they've had with his designs and the buyer's preferences. He said he's open to using the front elevation and making it cohesive on the other sides of the building.

In response to Member Thompson's question on ceiling height, Mr. Foster said the buyer requested a 16' ceiling height and clarified it will more than likely be 14' after factoring in construction details.

The Committee discussed a preference for matching the four sides of the building.

Mr. Foster described the LED strips on the façade.

Member Thompson suggested using well lights instead of LED strips on the façade. Mr. Foster agreed that replacing the LED strips with well lights may be acceptable. Mr. Foster agreed that introducing landscape to the back deck would be desirable if there were more space and the front setback was reduced.

Vice Chair said if the house was moved forward there would be more space in the backyard, which would allow more softscape.

Jakway, seconded by Lockyer to continue the project for further review, subcommittee to assist with design changes, subject to the following recommendations:

1. Design with more consistency on all four sides of the building. Consider the need for shade on the rear elevation and yard.
2. Landscape:
  - Incorporate landscape within the hardscaped areas in the rear yard.
  - Some of the trees (Mexican Fan Palms) are inconsistent with those preferred in the desert environment. Remove and replace.
3. Lighting:
  - Remove LED light stripes on elevation walls and use well lights.
  - Reduce the amount of outdoor ground lighting.

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

**4. REQUEST BY STUDIO AR & D ARCHITECTS, INC., ON BEHALF OF DESERT EYRIE HOMES, LLC, FOR MAJOR ARCHITECTURAL (MAJ) AND ADMINISTRATIVE MINOR MODIFICATION (AMM) APPLICATIONS TO CONSTRUCT A 4,754-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH THE MAXIMUM BUILDING HEIGHT OF 12.5 FEET AND A 15.2-FOOT FRONT YARD SETBACK, INSTEAD OF THE 25-FOOT-MINIMUM, ON AN 18,122-SQUARE-FOOT UNDEVELOPED HILLSIDE PROPERTY LOCATED AT 2306 MONUMENT COURT (LOT 76), ZONE ESA-SP, SECTION 4 (CASE 3.4336 MAJ & CASE 7.1658 AMM). (NK)**

Member Lockyer stated his recusal on Items 4 and 5 due to a business-related conflict of interest.

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

In response to Committee member questions, Ms. Kikuchi clarified that the hillside lots may reduce the front setback to ten feet with the AMM approval; the area of the proposed front yard reduction; the staff recommendation on the elevation shade enhancements; and the no-build easement and proposed boulders.

NICK LAFARO, applicant, presented the proposed layout and clarified the overhang extends to 15' from the front setback to address the southerly exposure. He described the configuration of the home and design solution to shade the exposed windows on the south elevation.

Member Doczi thinks the landscape along the south property line is too linear; suggesting it could be designed more natural. He agreed with staff's recommendation on the south elevation and appreciated the applicant's design solution.

Member Walsh agreed with member Doczi's comments and thinks the lighting accents should be where they're visible.

Chair Jakway said overall he thinks the project is nice and the setback reduction is acceptable due to it primarily involving an overhang.

Rotman, seconded by Thompson to approve, subject to staff's recommended conditions with added condition:

1. Install skirts to conceal the visibility of the equipment under the solar panels.

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

**5. STUDIO AR & D ARCHITECTS, INC., ON BEHALF OF DESERT EYRIE HOMES, LLC, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 4,839-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH THE MAXIMUM BUILDING HEIGHT OF 12.3 FEET ON AN 18,259-SQUARE-FOOT UNDEVELOPED HILLSIDE PROPERTY LOCATED AT 2339 CITY VIEW DRIVE (LOT 59), ZONE ESA-SP, SECTION 4 (CASE 3.4337 MAJ). (NK)**

Member Lockyer previously stated his stated his recusal due to a business-related conflict.

Planner Kikuchi presented the project as outlined in the staff report.

NICK LAFARO, applicant, provided background on the project.

Mr. Rotman said a variation in color is something to consider, given the home is adjacent to another the home (also on the agenda) with the same colors.

Chair Jakway asked if the gas meter could be relocated behind the mechanical enclosure; if an enclosure or screen would be proposed in front of the master bath window; if there would be a gate, and if the pool enclosure fence would degrade the pool enclosure infinity edge pool design. Mr. Lafaro responded the meter could be relocated, there is no gate and discussed alternatives to the pool enclosure design.

Thompson, seconded by Walsh to approve, subject to staff's recommended conditions with added condition:

1. Install skirts to conceal the visibility of the equipment under the solar panels.

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

ABSENT: POEHLEIN

ABSTAIN: LOCKYER

**COMMITTEE MEMBER COMMENTS:** None

**STAFF MEMBER COMMENTS:** None

**ADJOURNMENT:**

The Architectural Review Committee of the City of Palm Springs adjourned at 8:01 pm to the next regular meeting at 5:30 pm on Monday, October 3, 2022, 3200 East Tahquitz Canyon Way, Palm Springs.

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Christopher Hadwin  
Director of Planning Services