

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

**Minutes of November 7, 2022**

CALL TO ORDER:

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

**ROLL CALL:**

Present: McCoy, Poehlein, Walsh, Thompson, Vice Chair Rotman, Chair Jakway

Excused Absence: Doczi, Lockyer

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, Wednesday, November 2, 2022, and posted on the City's website as required by established policies and procedures.

**ACCEPTANCE OF THE AGENDA:**

Chair Jakway requested removing Item 3 from the agenda. He said the submittal is incomplete and has too many discrepancies.

Walsh, seconded by McCoy to table Item 3 and accept the agenda, as amended.

AYES: MCCOY, POEHLEIN, WALSH, THOMPSON, JAKWAY

ABSENT: DOCZI, LOCKYER, ROTMAN

**PUBLIC COMMENTS:** None.

**CONSENT CALENDAR:**

1. **APPROVAL OF MINUTES: SEPTEMBER 19, 2022**
2. **O2 ARCHITECTURE FOR A MAJOR ARCHITECTURE APPLICATION FOR THE CONSTRUCTION OF A 2,357-SQUARE FOOT, ONE STORY, SINGLE-**

**FAMILY**

**RESIDENCE ON A HILLSIDE LOT LOCATED AT 2242 NORTH PALERMO DRIVE (CASE 3.2054-MAJ). (AR).**

Thompson, seconded by McCoy to approve Items 1 and 2 as part of the Consent Calendar.

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

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

- 3. RICHARD MEANEY, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 6,531-SQUARE-FOOT SINGLE-FAMILY RESIDENCE ON A HILLSIDE PARCEL LOCATED ON LOT 21, 2424 MORNING VISTA, (CASE 3.4339-MAJ). (AR)**

Tabled.

- 4. STUDIO AR & D ARCHITECTS, ON BEHALF OF ROCK PALM, LLC, FOR MAJOR ARCHITECTURAL (MAJ) APPLICATION TO CONSTRUCT A 5,353-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH THE MAXIMUM BUILDING HEIGHT OF 18 FEET ON A 29,482-SQUARE-FOOT UNDEVELOPED HILLSIDE PROPERTY LOCATED AT 2305 WINTER SUN DRIVE (LOT 10), ZONE ESA-SP, SECTION 4 (CASE 3.4342 MAJ). (NK)**

Associate Planner Kikuchi presented the proposed project as outlined in the staff memorandum.

Member Walsh questioned if there are other developed sites in this area that are allowed to have allowed guest parking. (Staff responded not that she's aware.) He verified if pool fencing was submitted. (Staff responded the pool enclosure is not indicated on the site plan.)

Chair Jakway verified if street parking is allowed in this development or if they are all fire lanes. (Staff responded the Homeowners Association prohibits street parking and the Engineering Dept. does not think the street is wide enough to accommodate guest parking.)

NICK LAFARO, Studio AR&D Architects, project architect, representing the owners, using a PowerPoint presentation he explained the temporary guest parking is proposed on their property and off of the street. Mr. Lafaro clarified they will design a permanent

pool enclosure; and addressed the trash enclosure location, front-yard fence heights and landscape boulders.

Chair Jakway stated that Vice Chair Rotman has joined the meeting.

In response to Member Thompson's questions about roof access for maintenance of the garden, Mr. Lafaro explained the roof wall is 4' 6" and can be hopped over. In addition, there's a 3' 6" parapet safety railing around the entirety of it.

Chair Jakway verified the roof garden will not be used and it's there to cover the membrane roofing. (Mr. Lafaro responded yes, that's correct.)

Vice Chair Rotman expressed concern with the view from the stairwell of the condenser unit adjacent to the trash enclosure. He recalled on a different project they designed the pool was exposed on the street side and the enclosure was appalling. He requested the ARC be notified when designing the pool enclosure. (Mr. Lafaro agreed and said they will work with staff on a permanent solution.)

No public comment.

Committee Comments:

Member Walsh spoke in support of the guest parking on the property. He thinks the pool fencing is a huge element in how it integrates with the house and needs to be looked at clearly by staff. He noted that the roof garden means there's sod and plants growing; however, he prefers the idea of a rock garden. He said the solar shading is effective but noted as he looks at the west and south elevations it's "hit and miss" with the huge sheets of glass. He suggested installing interior roll-up shades or perhaps taking another look at an exterior element to address it in all areas.

Chair Jakway concurred with Member Walsh's comment about the guest parking. He indicated his biggest concern is the Zen garden; and questioned if a wall is necessary on all four sides. He suggested removing the guardrail on the south and west sides to open it more and other than these items it's a really nice project.

Mr. Lafaro explained the owner's requested the guardrails because they have two young children.

Walsh, seconded Rotman to approve with the added conditions:

1. The applicant shall submit the necessary pool enclosure and shall be constructed per Building Code. The enclosure materials, finish, and color shall be compatible with the site design;
2. Delete the condition to remove the guest parking;
3. The applicant shall add additional landscape buffer;
4. Relocate the trash enclosure further towards the south (no more than 50 feet away from the front property line) or enhance the area's landscape design to

- provide better screening.
5. Front yard fence height shall be reduced to 5 feet.
  6. There shall be no encroachment of outdoor lighting fixtures and landscaping materials into the non-build buffer areas.

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

**COMMITTEE MEMBER COMMENTS:** None.

**STAFF MEMBER COMMENTS:**

- Update on resuming to In-Person meetings with hybrid-options will be discussed in further detail at their December meeting. (The ARC requested staff to look into possibly starting their meetings at an earlier time as previously held.)

**ADJOURNMENT:**

The Architectural Review Committee of the City of Palm Springs adjourned at 6:09 p.m. to the next regular meeting at 5:30 p.m. on Monday, December 5, 2022, 3200 East Tahquitz Canyon Way, Palm Springs.

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Christopher Hadwin  
Director of Planning Services