

ARCHITECTURAL REVIEW COMMITTEE
CITY OF PALM SPRINGS, CALIFORNIA
3200 East Tahquitz Canyon Way, Palm Springs, California 92262
www.palmspringsca.gov

AGENDA

Pursuant to Assembly Bill 361, this meeting will be conducted by teleconference and there will be no in-person public access to the meeting location.

- To join the meeting live, please use the following link from a computer or smartphone: <https://us02web.zoom.us/j/88123159227>
To listen to phone audio, please call (669) 900-6833 and enter meeting ID: 881 2315 9227
- Public comment may also be submitted electronically to: Joanne.Bruggemans@palmspringsca.gov.
- Transmittal prior to the meeting is required. Any correspondence received during or after the meeting will be distributed to the Committee and retained for the official record.
- The meeting will be recorded and the audio file will be available from the Office of the City Clerk and will be posted on the City's YouTube channel, as soon as practicable.

Monday
December 5, 2022



5:30 PM Regular Meeting

Tom Jakway, Chair
Robert Rotman, Vice Chair
Tom Doczi
Sean Lockyer
John McCoy
Steve Poehlein
John Walsh
Dan Thompson (Alternate)

Staff Liaisons:

Christopher Hadwin, Director of Planning
Noriko Kikuchi, AICP, Associate Planner
Rick Minjares, Engineering Associate
Glenn Mlaker, AICP, Associate Planner
Alex Perez, Assistant Planner

CALL TO ORDER:

ROLL CALL:

REPORT OF THE POSTING OF AGENDA: Agenda is available for public access at the City Hall bulletin board (west side of Council Chamber) by 9:00 pm, Wednesday, November 30, 2022, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA: The Architectural Review Committee will discuss the order of the agenda, may amend the order, note abstentions and request Consent Calendar items be removed from the consent calendar for discussion.

PUBLIC COMMENTS: This time has been set aside for members of the public to address the Architectural Review Committee on the Consent Calendar and other agenda items; and items of general interest within the subject matter jurisdiction of the Board. Although the Architectural Review Committee values your comments, pursuant to the Brown Act, it generally cannot take any action on items not listed on the posted Agenda. Three (3) minutes assigned for each speaker.

CONSENT CALENDAR:

The following routine matters may be acted upon by one motion. Individual items may be removed by the Board for separate discussion at this time or under Approval of the Agenda.

1. **APPROVAL OF MINUTES: NOVEMBER 7, 2022**
RECOMMENDATION: Approval.

2. **JR HAVENDALE, LLC, OWNER, FOR A MINOR ARCHITECTURAL APPLICATION TO MODIFY THE STOREFRONT OF AN EXISTING BUILDING FACADE FOR A NEW RESTAURANT, CHURRASCO BRAZILIAN STEAKHOUSE, ALONG A MAJOR THOROUGHFARE LOCATED AT 450 SOUTH PALM CANYON DRIVE, ZONE CBD (CASE 3.1294 MAA) (AR)**
RECOMMENDATION: Approve as submitted.

UNFINISHED BUSINESS:

3. **DJL OF THE DESERT, INC., 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).**
RECOMMENDATION: Approval, subject to conditions.

NEW BUSINESS:

4. **WILLIAM EDEN, OWNER, FOR A MAJOR ARCHITECTURAL APPLICATION FOR A THREE (3) UNIT CONDOMINIUM DEVELOPMENT NAMED “EDEN PALM ESTATES” LOCATED AT WEST VIA OLIVERA DRIVE, SPLIT ZONE C-1/R-2 (CASE 3.4326 MAJ & 7.1655 AMM). (GM)**
RECOMMENDATION: Approval.

5. **PINNACLE PALM SPRINGS, LLC, FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 3,627-SQUARE FOOT HOUSE ON A HILLSIDE LOT AND AN ADMINISTRATIVE MINOR MODIFICATION TO REDUCE THE FRONT YARD SETBACK LOCATED AT 1711 PINNACLE POINT (LOT 1), ZONE PDD 79 (CASE 3.4350 MAJ & 7.1663 AMM). (GM)**
RECOMMENDATION: Approval.

6. **STUDIO AR&D ARCHITECTS, ON BEHALF OF PINNACLE VIEW, LLC, FOR MAJOR ARCHITECTURAL (MAJ) AND ADMINISTRATIVE MINOR MODIFICATION (AMM) APPLICATIONS TO CONSTRUCT A 5,100-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH THE MAXIMUM BUILDING HEIGHT OF 21 FEET ON A 21,195-SQUARE-FOOT UNDEVELOPED HILLSIDE PROPERTY LOCATED AT 2462 RISING SUN COURT (LOT 103), ZONE ESA-SP, SECTION 4 (CASE 3.4348 MAJ & CASE 7.1664 AMM). (NK)**
RECOMMENDATION: Adopt resolution and approve the project, subject to conditions of approval.

7. **INSITE PROPERTY GROUP (MIKE DIACOS) FOR A MAJOR DEVELOPMENT PERMIT APPLICATION TO CONSTRUCT A 127,200-SQUARE-FOOT SELF-STORAGE FACILITY ON A 6.43-ACRE UNDEVELOPED PARCEL LOCATED AT 400 WEST SAN RAFAEL DRIVE (APN: 669-430-016 &019), ZONE M-1-SP, (CASE 3.4321 MAJ/DP). (AR)**
RECOMMENDATION: Approval, subject to conditions

COMMITTEE MEMBER COMMENTS:

STAFF MEMBER COMMENTS:

ADJOURNMENT: The Architectural Review Committee of the City of Palm Springs will adjourn to the next regular meeting at 5:30 pm on Tuesday, January 17, 2023 at 3200 East Tahquitz Canyon Way, Palm Springs.

Pursuant to the Government Code Section 54957.5(b)(2) the designated office for inspection of public records in connection with the meeting is the Department of Planning Services, City Hall, 3200 E. Tahquitz Canyon Way. Complete Agenda Packets are available for public inspection at: Office of the City Clerk, City Hall. Agenda and staff reports are available on the City's website: www.palmspringsca.gov. If you would like additional information on any item appearing on this agenda, please contact the Department of Planning Services, (760) 323-8245.

It is the intention of the City of Palm Springs to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, or in meetings on a regular basis, you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the Office of the City Clerk, (760) 323-8204, at least 48 hours prior to the meeting, to inform us of your particular needs and to determine if accommodation is feasible.

AFFIDAVIT OF POSTING

I, JOANNE BRUGGEMANS, Department of Planning Services, Administrative Secretary, for the City of Palm Springs, certify this Agenda was posted at or before 9:00 p.m., on Wednesday, November 30, 2022 as required by established policies and procedures.

Joanne Bruggemans, Administrative Secretary
Department of Planning Services