

ARCHITECTURAL REVIEW COMMITTEE MINUTES

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

Minutes of December 5, 2022

CALL TO ORDER:

Chair Jakway called the meeting to order at 5:32 pm.

ROLL CALL:

Present: Doczi, Lockyer, Poehlein, Walsh, Vice Chair Rotman, Chair Jakway

Excused Absence: McCoy, Thompson

Staff Present: Planning Director Hadwin, Associate Planner Kikuchi, 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, Wednesday, November 30, 2022, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Walsh, seconded by Rotman to table Item #7 due to incomplete drawings and move Item 6 after Consent Calendar and accept the agenda, as amended.

AYES: DOCZI, LOCKYER, POEHLEIN, WALSH, ROTMAN, JAKWAY

ABSENT: MCCOY, THOMPSON

Public Comments: None

CONSENT CALENDAR:

- 1. APPROVAL OF MINUTES: November 7, 2022**
- 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)**

Rotman, seconded by Doczi to approve Item 1A and 1B, as presented.

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

NEW BUSINESS:

(This project was heard out of order.)

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)**

Member Lockyer recused himself due to a business-related conflict of interest and would not be participating in the discussion and vote.

Planner Kikuchi narrated a PowerPoint presentation and described the project as outlined in the staff memorandum.

NICK LAFARO, project architect representing Pinnacle View, LLC, described the design of the home, including the use of on-site boulders and circulation, the various pad and elevation changes, the areas where the home projects above the “pillow” height standard, garage orientation and landscape screening.

Chair Jakway asked if the swimming pool by the bedroom was intended for swimming or a feature/decorative pool and where access points are for the pool. Mr. Lafaro described that portion of the pool and noted they may need to add another point for the pool serviceman to clean the lower portion of the pool.

Vice Chair Rotman asked if a solar study was completed for the mirror wall, noting concerns of extreme heat at certain times of the summer. He also questioned the privacy plan from the street for the glazed areas for the restroom/shower for Bedroom 1. Mr. Lafaro responded that a solar study wasn't completed, and landscape/trees would be utilized to screen the glazed areas of the restroom.

Mr. Rotman questioned the pool fencing and boulder gaps. Mr. Lafaro indicated they plan to stack boulders five feet in height and may add fencing in between boulders to ensure adequate height is achieved.

In response to Member Doczi's question regarding guest parking and entry to the home, Mr. Lafaro described the decomposed granite area near the primary entrance of the home and will be working with the HOA on accommodating additional parking adjacent to this area. Mr. Lafaro also said they'll update the Eucalyptus species in the plans.

Chair Jakway said he liked the project and there's some items that need to be finalized.

Mr. Jakway said he's in favor of the applications and adding the stairway and addressing the landscape issues.

Vice Chair Rotman said he was generally in agreement with Chair Jakway but was opposed to the mirror element due to the amount of heat that will be generated.

Rotman, seconded by Doczi to approve, subject to conditions of approval with the added conditions:

1. Height is acceptable as proposed.
2. Mirror element to be removed.
3. Correct eucalyptus plant species.
4. Provide better access to the pool area.
5. Additional parking for guests to be considered.

AYES: DOCZI, POEHLEIN, WALSH, ROTMAN, JAKWAY

ABSENT: MCCOY, THOMPSON

ABSTAIN: LOCKYER

Member Lockyer returned to the meeting.

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).**

Planner Perez described the project and presented PowerPoint slides.

NADAR ISKANDER, project designer, described the changes made to the plans, including pushing the building back for additional walkway space, matching the trash enclosure to the building, enhancing the front elevation, and screening the gas meters.

Vice Chair Rotman said the electrical plan is missing exterior lighting wall connections. He also recommended removing some flood lights at front entrances. Mr. Rotman thinks adding more landscaping could be achieved in the courtyard area by reducing the sidewalk to four feet and increasing the planter to three feet.

Member Poehlein suggested the inclusion of an overhang along the front to provide more shading at the entrances. The applicant agreed.

Chair Jakway thinks a trellis would be a good solution for this area.

Member Doczi thinks the building could be moved back, given the large setback. He also suggested some landscape relief be provided in the side yards and adjacent to the northerly parking space and perimeter wall. Member Doczi requested additional canopy trees (2 or 3) be provided in the rear yard. The applicant agreed to adding trees in the rear. Member Doczi requested staff work with applicant

Jakway, seconded by Rotman to approve, subject to working with staff on adding landscape areas as discussed, adding two shade trees and removing extra flood lights.

AYES: DOCZI, LOCKYER, POEHLEIN, WALSH, ROTMAN, JAKWAY

ABSENT: MCCOY, THOMPSON

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)

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

Vice Chair Rotman confirmed the right-of-way will align with the new condos to the east.

The Committee discussed the setback requirements, carport projections and street width of the project.

JEFFREY JURASKY, project architect, described the relationship with the owner and the proposed project and its landscape.

ZADYA BRAUN, design team, described the project design, including setbacks, trash enclosure revisions, exterior materials and colors.

Member Lockyer questioned the carport design details including the ceiling and lighting. He questioned the selection of white for the carport structures and if the orange was an integral color on the elevation.

Vice Chair Rotman clarified the width of the pedestrian gates. Mr. Jurasky responded they will need to change the dimensions of the entry gate.

Chair Jakway asked how roof drainage will be addressed. Ms. Braun described a couple of options that may be considered.

Member Doczi suggested the carports be flat to minimize its appearance. He suggested adding vertical trees and plants to soften the east and west sides of the project site.

Member Walsh said this is an ambitious project for the limited space of the site. He said as the project gets into construction documents, there may be some details that need to be addressed such as the stairway heights. Mr. Walsh expressed concern on the lifespan of the entry fountains.

Chair Jakway said the experience of the front units will be odd, due to the windows facing the parking spaces and carport fascia. Mr. Jakway agreed with Mr. Walsh's comments.

Member Lockyer thinks the height of the carport could be lower and flatter, and its design could be more minimal in overall appearance.

Jakway, seconded by Lockyer to continue for additional study based on comments.

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

The Committee took a brief recess at 7:56 pm and reconvened at 8:03 pm.

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)

Member Doczi recused himself due to a business conflict of interest.

Planner Mlaker presented the project as outlined in the staff memorandum.

Member Lockyer asked for clarity on the proposed colors relative to the proposed home. Mr. Lockyer confirmed the setback reduction locations on the site plan.

Chair Jakway confirmed the rear setback is 13 feet.

SCOTT LYLE AND BILL O'KEEFE, applicants, were available for questions. Mr. Lyle explained the curved lot lines are the reason for setback reductions.

Chair Jakway questioned the overhang above the garage and suggested the northern wall that extends over the garage be moved about two feet to create three tiers at the front façade to create more interest.

Member Lockyer said the 18' overhang seems too large and questioned if it could be lowered. Mr. O'Keefe described the ceiling height; noting that the roof structure that necessitates the proposed height.

Member Lockyer recommended darker colors be provided given the overall visibility of the home from the surrounding areas.

Chair Jakway agreed that the colors should be darker due to its location and evolution of the color palettes for homes in the subdivision.

Member Poehlein expressed concern with the back elevations and the "tacked on" eaves. Mr. Poehlein and Vice Chair Jakway suggested placing the eave below the clerestory window instead of above it.

Vice Chair Rotman said he's not in favor of the rear yard reduction to 13'.

Mr. O'Keefe said the overhang on the west side provides shade over the clerestory and would rather lower the eave closer to the clerestory.

Lockyer, seconded by Walsh to continue for further study with added comments:

1. No rear setback reduction.
2. Revise west facing eave.
3. Revise color palette to be darker and select a darker stone.
4. Modify parapet above garage.

AYES: LOCKYER, POEHLEIN, WALSH, ROTMAN, JAKWAY

ABSENT: MCCOY, THOMPSON

ABSTAIN: DOCZI

- 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)**

Tabled.

COMMITTEE MEMBER COMMENTS: None.

STAFF MEMBER COMMENTS:

- Staff provide update on returning to in-person meetings beginning next year.

ADJOURNMENT:

The Architectural Review Committee of the City of Palm Springs adjourned at 8:48 pm to the next regular meeting at 5:30 pm on Tuesday, January 17, 2023, at 3200 East Tahquitz Canyon Way, Palm Springs.

Christopher Hadwin
Planning Director