

ARCHITECTURAL REVIEW COMMITTEE MINUTES

3200 East Tahquitz Canyon Way
Palm Springs, California 92262

Minutes of February 6, 2023

CALL TO ORDER:

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

ROLL CALL:

Present: DOCZI, MCCOY, POEHLEIN, THOMPSON, WALSH, ROTMAN,
JAKWAY, LOCKYER (JOINED AT 6:23pm)

Excused Absence: NONE

Staff Present: Planning Director Hadwin, Associate Planner Kikuchi,
Assistant Planner Rubalcava, Engineering Associate Rick Minjares

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, February 2, 2023, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

WALSH seconded by THOMPSON to accept the agenda, as presented.

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

PUBLIC COMMENTS: None

1. CONSENT CALENDAR:

1.A. APPROVAL OF THE MINUTES: DECEMBER 5, 2022, Architectural Review Meeting (ARC Meeting)

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

ROTMAN seconded by WALSH to approve Minutes from the December 5th, 2022, ARC Meeting, as presented.

2.UNFINISHED BUSINESS: NONE

3.NEW BUSINESS:

- 3.A. A REQUEST BY STUDIO AR & D ARCHITECTS, ON BEHALF OF PINNACLE VIEW, LLC, FOR MAJOR ARCHITECTURAL (MAJ) AND ADMINISTRATIVE MINOR MODIFICATION (AMM) APPLICATIONS TO CONSTRUCT A 5,198-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH A MAXIMUM BUILDING HEIGHT OF 25.6 FEET ON A 22,610-SQUARE-FOOT UNDEVELOPED HILLSIDE PROPERTY LOCATED AT 2578 CITY VIEW DRIVE (LOT 86) (APN: 504-390-058), ZONE ESA-SP, SECTION 4 (CASE 3.4354 MAJ & CASE 7.1667 AMM). (NK)**

Chair Jakway stated that Member Lockyer has recused himself from this item but will be joining the committee meeting later.

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

Chair Jakway questioned if there are setback requirements for mechanical equipment or noise mitigation. Assistant Planner Kikuchi responded that they typically apply the same requirements for mechanical enclosures as for walls, and that noise mitigation is typically attained through an enclosure construction using a noise attenuating material.

Member Walsh requested clarification on where the height variance is needed. Assistant Planner Kikuchi confirmed that a portion of the living room is shown as the area that exceeds the 18-ft high building height due to the topography of the site.

Member Walsh requested clarification of the required yard setbacks and requested encroachments. Assistant Planner Kikuchi confirmed the minor architectural features such as wind walls and roof overhangs are permitted projections.

NICK LAFARO, designer at Studio AR&D Architects, discussed the need for the height variance for the living room as being due to the historic and existing flow line and topographic change. He also indicated that the material palette consists of only three major materials which are cast in concrete walls using panels and cone-shaped form ties; integral color stucco of a grayish putty color and charred vertical wood siding.

Member Thompson asked if the applicant had considered placing the solar panels in an alternate location to reduce overall building height. Lafaro responded it would make the solar panels more visible from the street but that they could consider placing some on the guest house and screening them.

Member McCoy questioned where the pool fencing would be located, and the applicant clarified that it would start adjacent to the kitchen and head southeast to follow the property line.

Member Rotman questioned how access to the pool would be provided for maintenance due to the boulders that separate the driveway from the pool equipment. Lafaro responded that they will need to reevaluate access to ensure access outside the home.

Member Rotman expressed concern that the primary bathroom shows a glass wall outside the shower and tub looking right to the neighbor's property. Lafaro said their thoughts were that they could get some bouldering or well-placed tree to help with that visibility.

Member Rotman stated that the kitchen sliders that provide the indoor-outdoor bar to the pool doesn't seem to work as opening the windows from the kitchen would be difficult. Lafaro said they have provided this design in the past and that it can work.

Chair Jakway expressed concern regarding the driveway slope and suggested that the turn-out spacing be doubled in width so there could be more than one car. He suggested to Lafaro to look at the maneuverability issues for getting out of that driveway.

Chair Jakway asked how people in the house access the spa or hot tub. Lafaro said it was accessible from the living room. Chair Jakway questioned if there was any consideration of putting the spa over adjacent to the primary bedroom patio. Lafaro stated that they had considered that idea in older plans but had concerns with accessibility for guests if it was right outside the primary bedroom.

Member Walsh questioned if there was any programmatic need for guest parking and Lafaro responded that they could provide parking adjacent to the street. Rick Minjares, Associate Engineer, stated that the area adjacent to the street provides would likely present a safety issue and that parking in that location should be discouraged.

Chair Jakway stated that he thinks it is a complex lot and that the applicant has provided an imaginative way to develop it. He further stated he would be in favor of approving the AMM for the height limit that occurs over the Culvert area as it is necessary to respond to the unique topography.

Member Doczi commented that the lighting plan seemed excessive and requested that it be reevaluated with staff to ensure no impact on the hillside or surrounding homes.

CHAIR JAKWAY, seconded by THOMPSON to approve the project as submitted including the Administrative Moderate Modification (AMM) with a request to reconsider the lighting plan administratively.

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

Chair Jayway stated that Lockyer joined the committee meeting at 6:23 p.m.

3.B. 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 (APN: 504-390-021), ZONE ESA-SP, SECTION 4 (CASE 3.4339 MAJ). (AR)

Assistant Planner Rubalcava presented the proposed project as outlined in the staff memorandum. The applicants made themselves available for questions.

Chair Jakway questioned how access to the mechanical room would be provided, and the applicant indicated that it was proposed from the lower deck. Chair Jakway indicated this would be problematic.

Chair Jakway questioned how access was provided to the pool for maintenance. The applicant indicated it would be provided through the house. Chair Jakway indicated this was not functional, particularly if residents were not home.

Member McCoy asked for clarification on the location and design of mechanical room, including whether any mechanical equipment or ducting would be visible under the house. Applicant responded no.

Member Lockyer questioned whether the plumbing vents would be provided through the roof and indicated concern that the vents would need to be serviceable. Member Poehlein also stated that he had concerns with the location and visibility of the ducting.

Member Lockyer expressed that he does not feel that the application is ready and that there are too many details that need revision or clarification.

Member McCoy stated that the landscape plan was sparse with little variation.

Chair Jakway expressed that he wants details on the building fascia and reiterated previously raised concerns about the roof and mechanical.

Member Walsh agreed on the need for more detail and suggested continuing the item.

CHAIR JAKWAY, seconded by WALSH to continue with request that applicant return with additional detail on roof, fascia, roof screening, venting, stairway, or access to pool and layout of mechanical equipment visible in gap under house.

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

3.C. 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)

Assistant Planner Rubalcava presented the proposed project as outlined in the staff memorandum.

Member Rotman asked what the Planning Commission comments were. Director Hadwin responded that there was conversation around improvements to San Rafael and pedestrian access. He further clarified that they discussed the widening of the road and sidewalk improvements along the San Rafael frontage. He stated they also commented on the landscaping and the choice of trees which the Applicant addressed in a resubmittal to the ARC. Lastly, Director Hadwin stated that there was some discussion about height and height of the surrounding development, which the Applicant clarified for the Commission.

Member Rotman further questioned where the adjacent residential zone property was on the site plan.

Chair Jakway asked for clarification on the height limit for the proposed wall on the property line and Assistant Planner Rubalcava replied that the height proposed was permitted within an industrial zone.

CJ ROGERS, Director of Design with Insight Property Group discussed the project and revisions made at the request of the Planning Commission, primarily to landscaping to provide larger trees and shrubs.

Member Thompson questioned the lighting plan for RV park. Rogers stated that they tend to mount the aisle lighting on the fascia of the RV canopy and down lights directed down at the drive aisles and then correspond to the required touch handles.

Member Lockyer asked what temperature the lighting would be, and Rogers responded he didn't have the exact temperature but because they install all LED that are adjustable so it's not an issue to meet any standard required.

Member Rotman asked about the material of the car port structures and Rogers responded that it is a light gauge galvanized steel. Member Rotman questioned if there was an issue with reflectivity particularly as it may affect the airport. Rogers responded that the columns are typically painted the color of the building with a white painted roof but could do a grey if need to tone down.

Chair Jakway questioned what is involved in the dump station and what City requirements would be applicable. Rogers stated they are planning for a holding tank that need to be maintained and pumped and Rick Minjares, Engineering Associate, clarified that the dump station cannot connect to the city's sewer system but that there are no concerns with the station proposed.

Member Lockyer stated that the landscaping could be improved and suggested additional trees in rear islands and to diversifying plant heights. The applicant was amenable to making those revisions.

WALSH seconded by THOMPSON to approve the project subject to conditions to revise the lighting and landscaping plans to be addressed administratively.

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

COMMITTEE MEMBER COMMENTS: None

STAFF MEMBER COMMENTS: None

ADJOURNMENT:

The Architectural Review Committee of the City of Palm Springs adjourned at 7:38 pm to the next regular meeting at 5:30 pm on Tuesday, February 21, 2023, 3200 East Tahquitz Canyon Way, Palm Springs.

Christopher Hadwin
Director of Planning Services