

City of Palm Springs
ARCHITECTURAL REVIEW COMMITTEE
Large Conference Room
3200 East Tahquitz Canyon Way, Palm Springs, California 92262

Minutes of April 17, 2023

CALL TO ORDER:

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

ROLL CALL:

Committee Members Present: Doczi, McCoy, Poehlein, Thompson, Walsh, Vice Chair Rotman, Chair Jakway

Committee Members Excused: None

Staff Present: Planning Director Hadwin, Principal Planner Lyon, Engineering Associate Minjares, Associate Planner Mlaker, Principal Planner Robertson

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, April 13, 2023, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

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

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

PUBLIC COMMENTS: None

1. CONSENT CALENDAR:

1A. APPROVAL OF MINUTES: OCTOBER 17, 2022 AND MARCH 6, 2023

(Noting Member McCoy's and Vice Chair Rotman's abstention on the minutes of

October 17, 2022; and Member Doczi's abstention on the minutes of March 6, 2023.)

Walsh, seconded by McCoy to approve the Architectural Review Committee minutes of

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

2. UNFINISHED BUSINESS:

2A. ONE LAS PALMAS, LLC, FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE REVIEW OF SPECIFIC DESIGNS FOR FOUR (4) SINGLE-FAMILY HOUSES ON LOTS 10-13 LOCATED AT LAS PALMAS ESTATES DRIVE, ZONE R-1-B, SECTION 1. (CASE 3.4194 MAJ). (GM)

Member Doczi noted a business-related conflict of interest. He will not be participating in the discussion and vote.

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

Public Comment:

Brian Foster, applicant, introduced his development and addressed questions from the Committee members.

Committee Comments:

Chair Jakway said he thinks the plan addresses almost all of their comments. He said that it's unfortunate that Lot 12 is wedged in so tightly right up against the driveway; however, it is a driveway and not a street so and it's not something that's viewed from the public street. Chair Jakway said he does not see the need for any revisions to what's before them.

Vice Chair Rotman concurred with Chair Jakway comments.

McCoy, seconded by Thompson to approve, as submitted.

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

3. NEW BUSINESS:

3A. RIOS, ON BEHALF OF OLD LAS PALMAS PARTNERS, LLC, FOR THE APPROVAL OF A MAJOR ARCHITECTURAL APPLICATION FOR A PROPOSED 73,812-SQUARE-FOOT MIXED-USE PROJECT, WHICH INCLUDES 24 RESIDENTIAL CONDOMINIUM UNITS AND A 5,411-SQUARE-FOOT COMMERCIAL SPACE WITH A MAXIMUM BUILDING HEIGHT OF 30 FEET/TWO-STORIES ON A 2.4-ACRE UNDEVELOPED PARCEL LOCATED AT 575 NORTH PALM CANYON DRIVE, ZONE CBD/R-2, SECTION 10 (CASE 3.4191 MAJ). (NK)

Principal Planner Robertson provided background details and presented the proposed project as outlined in the staff memorandum.

Chair Jakway said that he does not think this application is complete as, there is no building section shown; no mechanical equipment is shown and there's no pool equipment shown. He said the critical design elements of this project is what that metal screen is- they need to see a sample of the metal screen and a sample of the breeze block.

Public Comments:

Mark Rios, project architect, introduced the development team and provided a presentation outlining the building architecture, overall site plan, unit layout, circulation and landscape plan. Mr. Rios was available for questions from the Committee.

Peter Mahler, Old Las Palmas Partners, LLC, spoke about the overall vision and was available for questions from the Committee.

Chair Jakway said that at the beginning of the presentation he made a comment that he thought this application was not complete. He said, however, as they've worked their way through the details this evening and he's very comfortable in approving this project given that the development team has heard their comments. Mr. Jakway said that given the responses the development team made he thinks this will be a really good addition to the city. He thinks the design of the building is special, and he's confident that they are going to surpass the Committee's expectations.

Member Doczi said in reviewing the landscape plan he thinks there's an opportunity to consider further spacing of plants because some only get five feet in diameter and are shown at 24 inches on the center. Mr. Doczi said that although he appreciates the size of the box trees, his experience with Queen Palms in the valley is that they have a short longevity and suggested using a substitute plant. He also noted there's a double row of creosote bush on the north side which is a native plant that is one of the largest species

and suggested reconsideration for something that is water efficient and a bit more natural and manageable in size well.

Member Walsh noted even though this development has moved away from higher densities that would have been allowed; he thinks it will have an urban feel to it without feeling over-crowded based on how the units undulate and avoid each other in terms of views. Member Walsh suggested consideration be given to the drive aisle facing each other to ensure they are spaced and landscaped appropriately.

Jakway, seconded by Poehlein to approve Case 3.4191 MAJ, as submitted, with consideration given to the comments made by the Committee particularly related to the north façade since that specifically was direction from the Planning Commission.

AYES: DOCZI, 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 7:15 pm to their next regular meeting at 5:30 pm on Monday, May 1, 2023, at 3200 East Tahquitz Canyon Way, Palm Springs.

Christopher Hadwin
Planning Director