

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

Minutes of May 15, 2023

CALL TO ORDER:

Vice Chair Rotman called the meeting to order at 5:36 pm.

ROLL CALL:

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

Committee Members Excused: Poehlein, Chair Jakway

Staff Present: Planning Director Hadwin, Principal Planner Lyon,
Associate Planner Yoon

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, May 11, 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, THOMPSON, WALSH, ROTMAN

ABSENT: POEHLEIN, JAKWAY

PUBLIC COMMENTS: None

1. CONSENT CALENDAR:

1A. APPROVAL OF MINUTES: APRIL 17, 2023

Doczi, seconded by Thompson to approve minutes of April 17, 2023.

AYES: DOCZI, MCCOY, THOMPSON, WALSH, ROTMAN

ABSENT: POEHLEIN, JAKWAY

UNFINISHED BUSINESS: NONE

2. NEW BUSINESS:

2A. MCGEE SHARTON ARCHITECTS ON BEHALF OF DESERT PRODUCTIONS LLC, FOR A MAJOR DEVELOPMENT PERMIT APPLICATION TO CONSTRUCT A 10,959-SQUARE FOOT WAREHOUSE FACILITY ON A 21,923-SQUARE FOOT UNDEVELOPED PARCEL LOCATED AT 200 OASIS ROAD, ZONE M-1-SP (CASE 3.2864 MAJ/DP). (SY)

Associate Planner Yoon provided an overview on the proposed warehouse building as outlined in the staff memorandum.

Public Comment:

William Dumka, project architect, McGee Sharon Architects, described the project using a PowerPoint presentation and addressed questions from the ARC.

Sue Mathis, landscape architect, responded to question about landscaping in the rear of the project; said it that it was her understanding that landscaping was not required and is consistent with adjacent properties.

ARC Comments:

Member Thompson spoke in favor of the proposed project; he said it's a nice building and fits the neighborhood well.

Member McCoy thinks it's a handsome building and is an improvement to the neighborhood. However, he pointed out the landscape on the alley side is lacking. Member McCoy noted an excessive use of lighting; i.e., the unshielded wall packs at the property line causes spilling off lighting onto the alley. Mr. McCoy said overall the night lighting is excessive and needs to be toned-down.

Member Walsh said he thinks one of the attractive features is the panel system, as opposed to CMU block wall. He said the relationship between the solar and the eyelashes on the top of the overhangs and the gate with minimal material is used successfully.

Member Doczi explained that he likes the simplicity of the plant palette but thinks the number of plants is underwhelming and does not match the landscape plan. He said the planter that's against the building in one of the renderings looks like a special focal point; and thinks there's an opportunity there to use different Agave species; ensuring the selected plants will not grow very large because they're near pedestrian walkways.

Member Doczi thinks the street frontage along Oasis could be improved with additional plants and boulder spacing to enhance area. He said although there is no existing landscape in the rear of the adjacent building, there's an opportunity within that five-foot space to add desert plants and along with the simplicity of the structure he thinks it's a good opportunity to add low lighting to the landscape that would create interesting shadow patterns at night and enhance the project.

Vice Chair Rotman said he thinks is a nice-looking project; and agrees with Member McCoy's comment about the single source lighting that is creating a lot of brightness on the building. He also agrees with Member Doczi's comments about enhancing the landscaping.

Rotman, seconded by Doczi to adopt the resolution determining the project is exempt from CEQA review and approve the project subject to conditions with changes:

1. Increase the quantity of planting material on the north side of the site.
2. Lighting levels on the alley side of the property shall be reduced.

AYES: DOCZI, MCCOY, THOMPSON, WALSH, ROTMAN

ABSENT: POEHLEIN, JAKWAY

COMMITTEE MEMBER COMMENTS: None

STAFF MEMBER COMMENTS: None

ADJOURNMENT:

The Architectural Review Committee of the City of Palm Springs adjourned at 6:14 pm to the next regular meeting at 5:30 pm on June 12, 2023, at 3200 East Tahquitz Canyon Way, Palm Springs.

Christopher Hadwin
Director of Planning