

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

Minutes of January 17, 2023

CALL TO ORDER:

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

ROLL CALL:

Present: Doczi, Lockyer, Thompson, Walsh, Chair Jakway,

Excused Absence: McCoy, Poehlein, Vice Chair Rotman

Chair Jakway noted for the record that Member Thompson is acting as a full voting and participating member of tonight's meeting.

Staff Present: Planning Director Hadwin, Principal Planner Robertson, Associate Planner Mlaker, Associate Planner Kikuchi, Assistant Planner Rubalcava

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, January 12, 2023, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Chair Jakway requested that Item 5 be moved to the Consent Agenda.

Walsh, seconded by Thompson to accept Agenda, as amended.

AYES: DOCZI, LOCKYER, THOMPSON, WALSH, CHAIR JAKWAY

ABSENT: MCCOY, POEHLEIN, VICE CHAIR ROTMAN

PUBLIC COMMENTS: NONE

CONSENT CALENDAR:

Chair Jakway noted that Item 1 indicates glass balcony rails that do not meet building code height requirements. Chair Jakway clarified that the height would be addressed through the permitting process, and he would still support approval by consent.

Chair Jakway noted that that both Item 5 and Item 1 on the Consent Agenda would need to show the location of solar panels when reviewed at permitting stage.

(This project was heard out of order.)

- 5. A REQUEST BY WILLIAM CRIGGER, OWNERS, FOR A MAJOR ARCHITECTURAL APPLICATION (MAJ) FOR THE CONSTRUCTION OF A 4,718-SQUARE FOOT SINGLE-FAMILY RESIDENCE ON A HILLSIDE LOT LOCATED AT 205 RIDGE MOUNTAIN DRIVE, ZONE O-20. (CASE 3.4353 MAJ). (GM)**

(This project was heard out of order.)

- 1. A REQUEST BY EMD CONSTRUCTION INC., ON BEHALF OF TODD BARNES, OWNER, FOR A MAJOR ARCHITECTURAL APPLICATION (MAJ) FOR THE CONSTRUCTION OF A 2,965-SQUARE FOOT, ONE-STORY, SINGLE-FAMILY RESIDENCE ON A HILLSIDE LOT LOCATED AT 2233 NORTH VISTA DRIVE. (CASE 3.4355-MAJ) (AR).**

UNFINISHED BUSINESS:

- 2. A REQUEST BY 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)**

Associate Planner Mlaker presented the project as outlined in the staff report. He stated that the Planning Commission approved the associated Conditional Use Permit in the fall. Associate Planner Mlaker also indicated that the ARC had previously directed the applicant to re-study dimensions of the front gate design; study color of carport design, landscape plan to be restudied; provide details of roof drainage; and study water feature.

Planner Mlaker provided an overview of the changes made in response, including that the gate re-design is now metal with perforated circles. The revised carport is lower in height with a simple metal roof to avoid blocking views or light into the building. The revised landscape plan adds six citrus trees along the side yards and Ocotillo trees to the planter beds to add height and texture to the front. In addition, two Palm Trees were moved to the front and the water feature eliminated to make a better entry.

JEFFREY JARASKY, Architectural Consultant on this project, stated that the redesign implemented everything from the Committee’s last design review. He said the back planter plant material was changed to agave. He stated that the redesign eliminated the water feature, canopy changes were made to the front gate for clearances, dwarf citrus

was added to side yards, the pathway was changed for those coming from the back yard, such as maintenance people and landscape people, and got rid of the pads and went with a continuous concrete path accessible for all three yards.

ZAYDA BRAUN, Architect provide further details about the proposed building design and materials.

Doczi asked how the lighting for the carports would be provided. Chair Jakway further questioned if the light will be recessed or visible based on the elevation shown in the drawings. The applicant responded that it would be shielded from view by the carport structure.

Chair Jakway asked about the placement of gas meter, electric meters, and mailboxes and the applicant provided clarification.

Member Doczi indicated support for the changes to the project but requested more variation in the side yard trees to provide additional height.

Jarawsky reminded the committee that they only have 8-feet and up against the west side is a Zone-1 with literally no setbacks for whatever may come.

Chair Jakway said he liked the improved design of the carport and suggested that the light fixture be mounted to the backside of the beam so that it will not be seen from the street.

Walsh, seconded by Doczi to approve as presented.

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

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

Member Doczi recused himself from this project as he has worked with developer on some previous projects in the area.

Planner Mlaker presented the project as outlined in the staff report and summarized the changes made in response to the ARC's direction at the meeting of December 5, 2023.

Two options for the house location were provided, one that maintained the rear yard encroachment and associated AMM application, and another that eliminated the need for the rear yard encroachment but would push the house forward and increase the modification needed in the front yard. Planner Mlaker stated that the Applicant is proposing to keep the previously reviewed plan and the rear-yard setback be granted.

Planner Mlaker addressed the request of the Committee to study the eyebrow placement of West facing elevation to provide for greater solar control. The revised plans show a 9-ft long eyebrow versus a 6-ft. in the plan that was previously reviewed.

Planner Mlaker showed the new revised darker color scheme. He advised that the white stacked stone was eliminated in the front elevation and moved to a raked stucco with a darker color.

The revised roof parapets above garage for greater interest and depth was addressed by Planner Mlaker. In the previous plan, there was a large façade above the great room of the kitchen. In the revised plan, the Committee requests that the parapet be extended to break-up the large continuous wall was done. In addition, the roof plan was extended across the whole front of the building. A larger over-hang was added to provide solar control on the West facing elevation.

BILL O'KEEFE, on behalf of the BRIAN FOSTER, Applicant, stated that only a small portion, approximately 32 feet of building is in the required set-back. Applicant walked through the revisions including the extension of the eyebrow, darker color scheme and revising the roof parapet for more stepping and not the single step-up to the highest point as requested. He stated they tried to address all the requests.

Member Walsh asked if any attempt was made by the Applicant to comply with the front and rear set-back requirements. The applicant indicated they had considered it, but it didn't work for their client's needs.

Chair Jakway suggested that even a minor redesign to the front corner would eliminate the need to encroach further into the setbacks. The applicant indicated they didn't feel that was desirable to the project.

Committee members discussed concern over the rationale for the Administrative Minor Modification or further encroachment. It was determined that there was no need for it as the project can be redesigned to respect required setbacks and that insufficient justification was provided.

Lockyer, seconded by Walsh to deny project.

AYES: LOCKYER, THOMPSON, WALSH, CHAIR JAKWAY

ABSENT: MCCOY, POEHLEIN, VICE CHAIR ROTMAN
ABSTAIN: DOCZI

NEW BUSINESS:

- 4. A REQUEST BY JERRY G. JOHNSON, ON BEHALF OF V.I.P. MOTOR CARS, LTD., FOR A MINOR ARCHITECTURAL (MAA) APPLICATION FOR PARTIAL DEMOLITION, A 1,973-SQUARE-FOOT ADDITION, AND EXTERIOR ALTERATIONS TO AN EXISTING AUTOMOTIVE DEALERSHIP BUILDING, GENESIS PALM SPRINGS, LOCATED AT 4057 EAST PALM CANYON DRIVE (APN: 681-070-034), ZONE C-2, SECTION 30 (CASE 3.1358 MAA). (NK)**

Associate Planner Kikuchi presented project as outlined in the staff report.

JERRY JOHNSON, on behalf of V.I.P. Motor Cars, stated they have worked to develop a project meet the Genesis design intent requirements but at the same time fits on the site in the City of Palm Springs. He stated that many of the materials and much of the perspective of the facility are specified by Genesis.

Johnson said they are happy to add plant diversification to the landscaping but stated a preference for not using shade trees and will be providing palms to prevent nesting habitat for birds to avoid nuisance to the parked cars.

Chair Jakway questioned if the building labeled EV Storage is new construction. Johnson said that is a building necessitated by Genesis to protect the EV batteries from the elements. Chair Jakway further requested clarification of the building materials. Johnson responded that it is currently exposed concrete block and retrofitted with stucco finish.

Chair Jakway stated that a mechanical screen around the roof mounted equipment needs to have more details provided.

Member Walsh questioned if the large skylight over the Zen Garden a corporate requirement was. Mr. Johnson responded that is a corporate requirement and said there are certain elements Genesis is not willing to change.

Chair Jakway stated the walls of the showroom are entirely made of glass and asked if there are plans or designs for interior shading products.

Chair Jakway commented on the roof over the entry doors needing to be a little thicker and to create a landscape concept along the frontage.

Member Lockyer stated his concern over the lack of landscaping along the frontage that is customer parking to soften the project and Member Doczi stated that there are no vertical landscape elements such as date palms and the use of down lighting on the

tree palms. Chair Jakway requested that the Applicant reconsider at adding landscaping in the car display area.

Chair Jakway stated concern about the entire East and West side being glass, lack of attention to solar control in the Desert, and need for more landscaping to soften the project to create a more appropriate product for Palm Springs.

Thompson, seconded by Doczi to continue this item and allow the applicant to return with updated landscaping plan and further mitigation of solar heat gain.

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

6. A REQUEST BY AVALON 1150, LLC, FOR THE APPROVAL OF FINAL DEVELOPMENT PLANS FOR 191 SINGLE-FAMILY RESIDENTIAL UNITS ON 40-FOOT AND 45-FOOT-WIDE LOTS WITHIN THE PHASE 2 SECTION OF THE MIRALON DEVELOPMENT LOCATED AT 801 SUNRISE WAY, ZONE PDD 290, SECTION 35 (CASE 5.0982-PD 290 / TTM 31848) (ER).

Principal Planner Robertson presented the project as outlined in the staff report, noting that the the Planning Commission unanimously approved the project in October 2022. Planner Robertson indicated that all comments made by the subcommittee have been incorporated in the plan.

Chair Jakway asked for clarification of the driveway materials and decorative pavements being used.

BRAD SHUCKHART, representative from Freehold Communities, the Developer of Miralon stated the all the 45-foot-wide lots are single-story, and the 40-foot-wide lots are two-story as part of a settlement agreement with the original developer who made the accommodation to limit the height of buildings on the edge of the property.

DAN WAIBEL and COLIN LIU of Robert Hidey Architects discussed the different types of floor and roof plans available throughout the development.

Chair Jakway and Member Walsh stated that that they were generally pleased that the applicant has integrated the Committee's feedback.

Member Doczi said that all the landscaping was Desert appropriate.

Member Lockyer stated concerns about the landscaping plan not including two trees per lot.

Chair Jakway, seconded by Lockyer to approve plan, as submitted.

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

STAFF MEMBER COMMENTS:

Planning Director Hadwin requested determination of returning to in-person meetings. He further discussed the option of hybrid meeting with members of the public and the Applicant to join remotely. This change to in-person meetings or Hybrid meeting would be consistent with anticipated lifting of the Emergency Order by the State and City expected in late-February 2023.

The Committee determined they would return to in-person meetings beginning in February while allowing the public and applicants to participate remotely.

COMMITTEE MEMBER COMMENTS:

Member Lockyer raised questions regarding overall landscaping along East Palm Canyon Drive adjacent to the car dealerships referenced in Item # 4. Member Lockyer questioned whether there was any code violation or Public Works concern regarding lack of landscaping or inconsistency with approved landscaping plans.

Principal Planner Robertson stated that it was his recollection, and he will check with the Engineering Department, that the frontage area was vacated to the car dealership by the city.

Planning Director Hadwin stated that they need to confirm property boundaries and how they are legally allowed to use them. If it is an issue of them not complying with approved landscape plans, then it is a Code Enforcement that must be dealt with. If it is an issue of historic approvals that were light on landscape plans, then that is harder to address, and we would have to wait for those properties to come in and be redeveloped.

AJOURNMENT:

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 6, 2023, at 3200 East Tahquitz Canyon Way, Palm Springs.



Christopher Hadwin
Planning Director