

ARCHITECTURAL REVIEW COMMITTEE MINUTES

3200 East Tahquitz Canyon Way
Palm Springs, California 92262

Minutes of March 6, 2023

CALL TO ORDER:

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

ROLL CALL:

Present: McCoy, Poehlein, Thompson, Walsh, Rotman, Jakway

Excused Absence: Doczi

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

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 6:00 pm, Thursday, March 2, 2023, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

McCoy seconded by Thompson accept the agenda, as presented.

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

ABSENT: DOCZI

PUBLIC COMMENTS: None

1. CONSENT CALENDAR:

1A. APPROVAL OF THE MINUTES: January 17, 2023, and February 6, 2023 Minutes.

Walsh seconded by McCoy approve the minutes as part of the Consent Calendar, as presented.

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

ABSENT: DOCZI

2. UNFINISHED BUSINESS:

- 2A. A REQUEST BY JERRY G. JOHNSON, ON BEHALF OF V.I.P. MOTOR CARS, LTD., FOR A MINOR ARCHITECTURAL (MAA) APPLICATION FOR A 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 the project as outlined in the staff report.

The Architectural Review Committee initially reviewed this project and commented on the lack of adequate landscaping and solar heat gain concerns. Planner Kikuchi responded that the revised landscape proposal includes a more diversified plant palette with Date Palm Trees, relocation of the existing Mexican Fan Palm to the parking lot and additional landscaping in the median area. She stated that the applicant is proposing to use SolarBan 72 or 70 Solar Control Low-E Glass Glazing System as an Alternative, in addition to installing interior shades to insulate against solar heat gain. She presented the Applicant proposed rooftop mechanical screening details.

Chair Jakway asked if signage was part of this review. Planner Kikuchi replied that the applicant has not submitted a Sign Permit Application at this time.

Public Comment:

JERRY JOHNSON, applicant representing VIP Motor Cars and Genesis of Palm Springs, thanked the members for the constructive criticism regarding the redevelopment project. He stated that it is their desire to redevelop an aging building for an exciting franchise that they are honored to represent. He explained that they hired a landscape architect, and it has resulted in a better design including the addition of five significant size Palm Trees. He elaborated on the 5-foot overhang being proposed, much like the Hyundai building next door, which provides significant shade to the building.

Member Walsh questioned which windows and orientations would have the benefit of interior shades. Johnson responded that shades will be installed on the East and West of the building.

Member McCoy asked if there are any changes to the lighting in the exterior display areas to which Johnson responded none have been proposed.

COMMITTEE DISCUSSION:

Chair Jakway stated that the Applicant has been very responsive. He requested that the

mechanical screen be required to be at least as tall as the equipment is. He expressed his support of the first glass glazing system proposed by Genesis for more visibility to the showroom. He said the landscape additions have solved the Committee's concerns.

Member Thompson stated that he would like only one car per display pad.

Thompson seconded by McCoy to accept the project, with the notation of only one car per display pad in the front, as presented.

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

2B. A REQUEST BY CHRIS PARDO, OWNER OF SANDFISH SUSHI, FOR A MINOR ARCHITECTURAL APPLICATION TO APPROVE AN EXISTING OUTDOOR DINING AREA FOR A RESTAURANT, SANDFISH SUSHI, LOCATED AT 1556 NORTH PALM CANYON DRIVE, ZONE C-1 (CASE 3.4319 MAA) (AR)

Associate Planner Rubalcava presented the project as outlined in the staff report. She said the applicant added landscaping in the back to provide shading for the rear parking spaces. Planner Rubalcava explained that the applicant is proposing a pergola attached to the roof with misters and fans underneath and wind screens in the dining area. She stated that one of the Engineering Conditions is that they need to block the approach and make a curb and gutter at the sidewalk. Planner Rubalcava discussed the shared parking plan agreement with the neighboring business.

Member Walsh questioned the availability of off-site parking and appropriate signage directing the patrons to the auxiliary parking area.

Member Rotman clarified if the proposed changes are permanent changes, as they evolved out of COVID measures, and if the project was currently going through plan check with the Building and Safety Department. He questioned if the new logo or signage along the wall on North Palm Canyon was part of the request for approval. He also asked if the automatic shade structure was part of the approval as no details other than a photo were provided. Planner Rubalcava explained that the signage was not part of the approval, but the automatic shade structure was.

CHRIS PARDO, co-owner of Sandfish Sushi and Architect, explained that the joint parking lot is one-half for the use of Sandfish Sushi and one-half to the retail space with an additional 28 spaces of auxiliary parking available. He said that there is existing signage but would agree to provide larger signage. He said patrons are provided directions and explanations on additional parking areas when reservations are made. Mr. Pardo discussed the proposed 24-foot-wide drive aisle to have in and out vehicular traffic and

satisfy the Engineering Condition. He said the proposed changes include an additional ADA parking spot, four additional usable parking spaces and bike racks. He spoke about the additional landscape area and storage area to safely store the propane tanks. Mr. Pardo clarified that the pergola design has operatable louvers that can be opened to have sun or complete shade with integral gutters built into the actual uprights. Mr. Prado said the transparent wind shade screen will be similar to 1501 Gastropub for reference.

PUBLIC COMMENT: None

Member Rotman questioned the availability of ADA access for the lower and upper patios. Pardo said ADA seating will be on the lower patio. Member Rotman inquired about the triangular area behind the planter that looks like a dead zone to which Pardo explained is the location of three gas meters.

COMMITTEE DISCUSSION:

Chair Jakway expressed that the project redesign was a huge improvement and liked the addition of the IPE wood on the outside of the containers. He questioned what the interior will look like and stated his approval of the proposed vinyl product wallpaper. Chair Jakway commented that the cactus in the little box was unnecessary and the choice of Oleanders in the planters around the edge of the deck is not appropriate.

Walsh seconded by Thompson to accept the project, as submitted.

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

ABSENT: DOCZI

Chair Jakway commented to Mr. Pardo that it is a project with great improvements.

3. NEW BUSINESS:

3A. REQUEST BY MARCO BIANCHI & BRIAN MIFSUD (OWNERS), REPRESENTED BY STUDIO AR&D FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 7,292-SQUARE-FOOT SINGLE-FAMILY RESIDENCE ON A HILLSIDE LOT AND AN ADMINISTRATIVE MINOR MODIFICATION FOR INCREASE IN BUILDING HEIGHT LOCATED ON LOTS 90 & 91, 2549 CITY VIEW DRIVE (APN: 504-400-031,32), ZONE ESA-SP, SECTION 4 (CASE 3.4359 MAJ & 7.1665 AMM). (GM)

Associate Planner Mlaker presented the project as outlined in the staff report. He explained that the applicant is proposing to merge these two lots to combine to one lot located in Desert Palisades. He stated that when the lots are combined the new double no build area moves to the outer lot line to the South. Planner Mlaker said that the

proposed project has a series of two carports; one of which is attached to the guest house that is attached to the main house. He explained that the project will consist of a one level five-bedroom house with a subterranean garage and entertainment areas. He said the proposed landscape plan consists of a series of different plants and some proposed live turf. Planner Mlaker discussed the issues with the proposed use of turf and that the Washington Collector Palm Trees are not part of the Desert Palisades plant list. Planner Mlaker stated the applicant is requesting an AMM to increase the storage building height by 2 feet. He also noted there is a proposed elevator shaft that can be considered mechanical equipment and it can project over and above the roof limits. Planner Mlaker explained that the proposed roof deck does not go above the pillow maximum height.

Member Thompson asked if turf grass was permitted in Desert Palisades and the height of the roof railing.

Member Rotman questioned if there are any requirements that the solar array on the ground be screened. He also questioned if beyond the no build zone there another property is and therefore potentially there could be a single-family residence in the future.

SEAN LOCKYER, architect on behalf of the applicants, stated that this proposed project is being built with the intention of being the applicant's forever home and they have plans to begin a family here and entertain family and friends in their home. He stated it is the applicant's desire to heat the pool year-round and so solar heating became critical to help offset the costs of heating. He said he believes that they did an excellent job screening the solar panels and it will be about impossible for the only neighbor on the East to see the solar panels. Member Lockyer discussed the overall design of the house and being connected to the Earth and nature in design choices and materials.

Member Lockyer explained that the roof deck is 180 square feet total and uncovered. He said that he would like to keep the turf area as there was a lot of discussion about the actual lineal footage that was necessary for various activities. Member Lockyer said he would like to put the turf area through to an irrigation consultant and see if it requires a reduction in square footage. He stated that it was a general statement to say that the turf area was excessive as it's about 3.71 percent of the total area of the site.

Mr. Lockyer discussed the Palm Trees, and the placement was not offensive and didn't block any views but acknowledged that it could set a precedence for other projects.

PUBLIC COMMENT: None.

MARCO BIANCHI and BRIAN MIFSUD, applicants, stated that this is their forever home, and they want to make it sure it is done right the first time. Mr. Mifsud said the amount of thought that has gone into this project is incredible and it is their intention to respect the land yet create something that is incredibly unique.

Chair Jakway commented that the Palm Grove concept against the Berm is spectacular and suggests adding more Palm Trees in that area but does not see the Palms in the courtyard. He said there needs to be a second exit for fire safety from speakeasy. He noted that on the guest house there is a stone material that looks like Flagstone, and material # 19 in the office, but no details are provided in the material legends. He also noted that the elevation on the freestanding carport by the main house, it appears to be CMU, but the callout is stucco. Chair Jakway stated that he likes the view deck for what it does to the roof, but the elevator shaft looks out of place.

Member Walsh questioned how much above the height limit does the elevator rise. Mr. Lockyer responded that rises 6-feet because it is delivering people to that roof deck. Member Walsh also asked the applicant the purpose of the lawn turf in which Mr. Lockyer responded that its purpose is lawn enjoyment.

Member Walsh requested clarification on the no-build zone when lots are merged. He also asked about the raised portion in the roof plan, in which Mr. Lockyer replied that it is a doghouse.

Member Poehlein questioned if there was a screening requirement for solar panels. Lockyer stated that he might ask for leniency on this project and the solar panels will not be visible from the street.

Chair Jakway commented it is the same issue of precedent. He questioned if the HOA reviewed and approved the solar panels and Palm Trees.

Member Thompson asked Lockyer what was the reason that the solar panels were not screened as it creates a much cleaner aesthetic look to the roof.

Chair Jakway commented that it is the same angle of vision issue that the doghouses are not shown on the elevations, and they stand up as high as the solar panels.

Member Thompson asked how tall the solar panels on the ground are. Mr. Lockyer responded that it is between 5 to 6 feet tall and confirmed they are mostly surrounded by boulders and bushes so only the tops are visible.

Chair Jakway questioned if the structure that for the pool equipment is above grade or subterranean level.

COMMITTEE DISCUSSION:

Member Thompson commented that overall, it is a nice-looking house and project but does have concerns about the elevator shaft. He also said that he feels that the solar panels should be screened as he is a big proponent of having those types of things screened.

Member McCoy said that he thinks it is a great project. He concurs with Chair Jakway's comments regarding the cluster of Palm Trees. He said he is okay with the turf and suggests putting effort into soil prep which will help with water conservation efforts over the years.

Member Walsh said that it is a very ambitious project plan that requires a lot of coordination. He commented that the elevator tower is problematic, but the rest is characteristics that contribute to the overall design.

Member Poehlein commented that the elevator tower almost looks like a chimney in a way. He suggested to expand it or incorporate some mechanical equipment there to get a little more volume so it would feel more in scale with the rest of the building. He stated that he feels very strongly in making sure the solar panels are screened.

Chair Jakway said he agrees with the comments on the elevator tower. He said he can understand an elevator going from the lower floor to the main floor but needing an elevator to get from one sun deck to another is a bit of an overkill. He proposes that as it isn't very aesthetically pleasing then he would hope that the elevator could terminate at the second floor, so it does not project up through the roof. He stated that everything else on this project is very nice.

Walsh seconded by Thompson to accept the project, as presented, with the following conditions; the elimination of the elevator tower as a projection and the screening of the rooftop solar collectors.

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

The applicant expressed the desire for the Committee to take another look at the elevator. After discussion among the Committee and the Director of Planning, it was determined that the Committee could reconsider the vote and amend the condition that allows the applicants to work administratively with staff on the elevator projection to arrive at something that meets the Committee comments.

Chair Jakway motioned to reconsider the previous approval.

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

Walsh seconded by Thompson to amend his previous motion to require staff to work with the Applicant on mitigating the size and appearance of the elevator mechanical tower.

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

COMMITTEE MEMBER COMMENTS: None

PLANNING DIRECTOR REPORT:

Planning Director Hadwin announced that Ken Lyon was promoted to the role of Principal Planner and Urban Designer of the Department and will take on additional responsibilities with the Architectural Review Committee (ARC).

Chair Jakway commented that he supports the creation of this position because the applicant has been getting advice as to the design but need advice as to the completeness of the submittal.

Planning Director Hadwin provided an update on 1711 Pinnacle Point – Lot 1 Appeal.

- The Applicant filed an appeal of the ARC's denial of their application.
- As part of their appeal, they revised the plans to eliminate the need for the Variance for a reduced rear yard setback, which was part of the basis of ARC's decision to deny.
- In light of the revision, the Planning Commission thinks the Applicant had been responsive to ARC's direction to grant the approval.

Planning Director Hadwin provided an update on remote meetings and remote participation. He spoke about the determination of the City Council to allow the boards and commissions to determine how they conduct their business going forward.

Planning Director Hadwin discussed the City's goal of providing digitized copies of the plans and reports in the future and potentially digital devices for review.

ADJOURNMENT:

The Architectural Review Committee of the City of Palm Springs adjourned at 7:10 pm to the next regular meeting at 5:30 pm on Monday, March 20, 2023, 3200 East Tahquitz Canyon Way, Palm Springs.



Christopher Hadwin
Director of Planning Services