

ARCHITECTURAL REVIEW COMMITTEE
CITY OF PALM SPRINGS, CALIFORNIA
3200 East Tahquitz Canyon Way, Palm Springs, California 92262
www.palmspringsca.gov

MINUTES

of the regularly scheduled meeting of November 6, 2023

CALL TO ORDER:

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

ROLL CALL:

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

Staff Present: Assistant Planning Director David Newell, Principal Planner Ken Lyon, Associate Planner Glenn Mlaker, 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, November 2, 2023, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Motion by Walsh, seconded by Thompson to accept the Agenda.

AYES: DOCZI, THOMPSON, McCOY, WALSH, POEHLEIN, CHAIR JAKWAY

CONSENT CALENDAR:

1. CONSENT CALENDAR

1A. APPROVAL OF MINUTES: OCTOBER 16, 2023

1B. A REQUEST BY CANNABIS DISPENSARY VIBE FOR A SIGN PERMIT APPLICATION FOR TWO WALL SIGNS ON AN EXISTING BUILDING LOCATED AT 19486 NEWHALL STREET, ZONE M-2, (CASE SNP-2023-0074) (AR)

Motion made by Thompson, seconded by Walsh to approve the consent items.

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

2. NEW BUSINESS:

2A. A REQUEST BY KADENCE GROUP, LLC FOR A MAJOR ARCHITECTURAL REVIEW FOR A PROPOSED DRIVE-THROUGH COFFEE SHOP ON A 0.46-ACRE PARCEL LOCATED AT 2466 NORTH PALM CANYON DRIVE, (APN 504-250-031) ZONE: PD 113, GENERAL PLAN: MIXED-USE. (CASE AR-2023-0083, RELATED CASES DP-2023-0018, CUP-2023-0020, VAR-2023-0007.) (KL)

Principal Planner Ken Lyon summarized the staff report.

Katie Rounds, Kadence Group (applicant) further clarified the scope of the project.

ARC members sought clarification on directional signage, parking, potential queuing, traffic & trash removal conflicts, shrubs to further screen vehicles in the queuing lane, lack of architectural articulation on the street-facing sides of the building,

Motion made by Walsh, seconded by Thompson to approve based on the findings in the staff report with added conditions that:

1. The applicant work with staff to: provide greater architectural articulation the of the north and west elevations so the building is consistent on all sides, possibly relocating the tower element;
2. Add a full shade structure to the west side of the building at the order speaker;
3. Provide a diagram showing traffic movements to ensure that there's no conflict with the proposed queuing lanes and the exit lane from the adjacent Del Taco drive through lane;
4. Add medium height shrubs along the perimeter of the screen wall to screen lights from the queuing cars.

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

NOEs: (none.)

ABSENT: (none.)

ABSTAIN: (none.)

2B. A REQUEST BY DAP HEALTH FOR A MINOR ARCHITECTURAL REVIEW OF REVISIONS TO THE EAST ELEVATION OF CLINIC BUILDING LOCATED AT 1695 NORTH SUNRISE WAY, ZONE PDD 281, CASE 5.0934. (GM).

Associate Planner Glenn Mlaker, AICP, summarized the staff report.

Maria Song and Rob Carol spoke on behalf of the Applicant further clarifying the project scope.

ARC members sought clarification on hours of use for the separate pharmacy at the site (to be relocated to the west side of the site with a drive-through), no parking on the east side of the building, scope to improve the aesthetics of the existing high roof structure (to have enhancements that add a second lower roof for shade), decorative pavers (colored concrete), sign program (will need to be amended and can include wayfinding).

Motion made by Thompson, seconded by McCoy to approve as submitted based upon the findings in the staff report.

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

3. **UNFINISHED BUSINESS:** (None)

COMMITTEE MEMBER COMMENTS:

Member Poehlein asked for an update on the status of recruiting for the Architectural Review Committee for the new Committee term.

STAFF MEMBER COMMENTS:

Staff Lyon thanked the ARC members who have volunteered to continue to serve beyond their term until new members can be seated and noted the goal is for seating new members in time for the January, 2024 ARC meeting.

ADJOURNMENT: The Architectural Review Committee of the City of Palm Springs adjourned at 6:55 pm. to its regularly scheduled meeting of Monday, November 6, 2023, at 5:30 pm at 3200 East Tahquitz Canyon Way, Palm Springs.

/s/ Christopher Hadwin
Christopher Hadwin, Director of Planning
Services