

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

MINUTES
of the regularly scheduled meeting of June 12, 2023

CALL TO ORDER:

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

ROLL CALL:

Committee Members Present: McCoy, Poehlein, Vice Chair Rotman, Chair Jakway

Committee Members Excused: Thompson, Walsh

Planning Commission Present: (none.)

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

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, Wednesday, June 7, 2023, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

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

AYES: DOCZI, MCCOY, POEHLEIN, ROTMAN, JAKWAY

ABSENT: THOMPSON, WALSH

PUBLIC COMMENTS: None.

1. CONSENT CALENDAR:

1A. APPROVAL OF MINUTES: MAY 15, 2023

Doczi, seconded by McCoy to approve minutes, as presented.

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

2. UNFINISHED BUSINESS:

2A. RICHARD MEANEY, FOR A MAJOR ARCHITECTURAL APPLICATION CONSTRUCT A 6,531-SQUARE-FOOT SINGLE-FAMILY RESIDENCE ON A HILLSIDE PARCEL LOCATED ON LOT 21, 2424 MORNING VISTA, ZONE ESA-SP, SECTION 4 (CASE 3.4339 MAJ). (AR)

Assistant Planner Perez summarized the staff report.

Jorge Garcia, Gracia Studio, architect for the project explained the main concept of the house is to keep the nature of the site intact and not create platforms. Mr. Gracia described the design, layout, pool access, fascia materials and mechanical floor plan.

ARC Comments:

Chair Jakway noted that they are going through a lot of trouble to add the storage room that will probably not be used much. He suggested making it “dead space” similar to the area below the garage which would give the applicant total freedom to manipulate the grades in that area. Mr. Gracia responded it would not be a problem.

Chair Jakway suggested adding plaster, wood or metal to establish an edge for the foam roof.

Member Doczi questioned the use of the pebble tech material for the exposed outside containment wall for the pool. He thinks a board-formed concrete would look better given this material is used on the façade of the structure.

Doczi, seconded by Poehlein to approve the project based on findings in the staff report subject to conditions with added conditions:

1. Exterior surface of the containment wall for the pool shall be addressed in the final plan.
2. Material on parapet wall on the roof should be stucco, not foam.

AYES: DOCZI, MC COY, POEHLEIN, ROTMAN, JAKWAY

ABSENT: THOMPSON, WALSH

3. NEW BUSINESS:

3A. JOHN ELLIOTT, OWNER, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 5,064-SQUARE-FOOT SINGLE-FAMILY RESIDENCE ON A HILLSIDE LOT LOCATED ON LOT 12 WITHIN THE DESERT PALISADES SPECIFIC PLAN AREA, 2215 WINTER SUN VIEW DRIVE, ZONE ESA-SP, SECTION 4 (CASE 3.4370 MAJ). (GM)

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

Member McCoy asked if the white color of the house was consistent with the standards for Desert Palisades. Staff responded yes there are houses painted white in this development.

Member Doczi asked if a lighting plan was submitted. Staff responded yes, there is low level landscape lighting used to light boulders and other architectural features on the property.

Guillermo Castaneda, Project Architect, Nomos Red Designer, further clarified the overall design intent.

Vice Chair Rotman asked questions on the grading and clearance for access to the equipment and storage rooms. Mr. Castaneda responded they will confirm that there will be adequate clearance for access to those spaces.

Vice Chair Rotman asked if fencing around the pool will be provided and expressed concern about what appeared to be difficult access for pool cleaning crews and their equipment. Engineering Associate Minjares discussed pool fencing elsewhere in Desert Palisades. The requirement for pool barrier fencing will be clarified during the building permit process.

Member Doczi pointed out discrepancies between the landscape and grading plans and encouraged the design team to coordinate the drawings.

Chair Jakway opined that there appear to be a number of incomplete details and coordination issues that need to be worked out and noted the following details are not shown on the plans:

Member Doczi requested a more detailed landscape plan that is coordinated with the grading plan. He recommended increasing the box size of trees to 36 - 48 inches instead of the proposed 24 inches. He noted there are no details for the wattage on the

landscape lights or the color temperature of the LEDs. He suggested mixing up the olive trees and Palo Verde trees to give it a more native look. He said most of the plants showing are accent plants and if the goal is to re-naturalize it in a desert format there are quite a few plants that could be added to that list for a natural desert type effect.

Rotman, seconded by Doczi to incorporate the following items and return to the Architectural Review Committee for final review:

1. Modify the landscaping in relation to the retention basin & grading plans.
2. Clarify access to the utilities and the storage rooms below the house.
3. Provide security fencing around the pool and access to the pool equipment as required by code.
4. Provide details of the materials on the house per ARC comments.

AYES: DOCZI, MC COY, POEHLEIN, ROTMAN, JAKWAY

ABSENT: THOMPSON, WALSH

COMMITTEE MEMBER COMMENTS: None

STAFF MEMBER COMMENTS:

- Architectural Review Committee vacancies and recruitments.
- Decrease in application submittals and cancelled meetings.
- Upcoming meeting schedule.
- Site visits to approved projects in construction phase.

ADJOURNMENT:

The Architectural Review Committee of the City of Palm Springs adjourned at 6:51 pm to the next regular meeting at 5:30 pm on Monday, June 26, 2023, at 3200 East Tahquitz Canyon Way, Palm Springs.

/s/ Christopher Hadwin
Christopher Hadwin
Planning Director