

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 26, 2023

CALL TO ORDER:

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

ROLL CALL:

Committee Members Present: Poehlein, Thompson, Walsh, Vice Chair Rotman
(joined meeting via Zoom), Chair Jakway

Committee Members Excused: Doczi, McCoy

Staff Present: Planning Director Hadwin, Principal Planner Lyon,
Planning Technician Bruno, 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 9:00 pm, Thursday, June 22, 2023, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Walsh, seconded by Thompson to remove Item 1A from the consent agenda and approve the remainder of the consent agenda as noted.

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

PUBLIC COMMENTS: None

REMOVED CONSENT CALENDAR ITEM:

- 1A. JOSHUA LECHNER OF NICE GUYS DISPENSARY REQUESTING APPROVAL FOR THE USE OF A PORTABLE SIGN TO BE PLACED ON THE SIDEWALK WITHIN SIX TO EIGHT FEET FROM THE BUSINESS ENTRANCE LOCATED AT 1059 NORTH PALM CANYON DRIVE (CASE SNP 2023-0036 & LUP 2023-0027). (RB)**

Item #1A was removed from the agenda to a date certain.

2. UNFINISHED BUSINESS: None

3. NEW BUSINESS:

- 3A. HENRIK ARTONIAN, OWNER, FOR A MAJOR ARCHITECTURAL APPLICATION (MAJ) FOR THE CONSTRUCTION OF A 4,112-SQUARE FOOT SINGLE-FAMILY RESIDENCE ON A HILLSIDE LOT LOCATED AT 2310 TUSCAN ROAD, ZONE R-1-B (CASE 3.4287-MAJ). (GM)**

Associate Planner Mlaker summarized the staff report.

Mike Mendoza, spoke on behalf of the applicant, regarding the drawings of the project and the challenges of the property topography.

Rebecca Hendrickson, neighbor to the east of the project, expressed concerns about drainage, landscape and irrigation, and exterior lighting.

Mike Hammond, neighbor, noted his appreciation for the low profile of the house and concerns of the proposed Southern Oak tree.

Henrik Artonian, property owner, stated he will be paying to extend the sewer and water lines to the property.

The committee noted that an architectural skirt to screen solar panel on roof will be required.

The committee commented on the height of the retaining wall and requested that it be reduced and recommended that the stone veneer on the garage be extended to wrap the building.

The committee requested that an exterior lighting plan be submitted.

The committee recommended integrating the eyebrows over the windows into the façade in a more effective manner and lowering the roof height.

Walsh, seconded by Thompson to approve based upon the findings in the staff report

with the following conditions:

- 1) The solar panels will require screening;
- 2) Rectify the differences in the fascia dimensions;
- 3) Raise the main rooms ceiling and the reduce the truss depth so that the clerestory windows have a higher head height;
- 4) Split the east side site wall into two separate walls with the landscaping between;
- 5) Extend the stone veneer on the garage to wrap it and extend it to the eave.

The Committee reconsidered and Henrik Artonian, Owner, agreed to remove the windows completely to accommodate condition number three.

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

3B. KRISTOFER KEITH, OWNER REQUESTING THE APPROVAL OF A MAJOR ARCHITECTURAL APPLICATION AND AN ADMINISTRATIVE MINOR APPLICATION FOR THE CONSTRUCTION OF 1,536 SQUARE FEET ADDITION TO A CORNER HILLSIDE LOT LOCATED AT 790 CABRILLO ROAD (CASE 3.4351 MAJ & 7.1668 AMM). (RB)

Staff member Bruno summarized the staff report.

The Committee commented that the submittal was not complete with no grading plan, no survey topography or drainage plan that are very critical on a hillside property.

The Committee asked staff about the setbacks and number of vehicle spots in garages.

Kristofer Keith, Owner, spoke to the Committee regarding the missing plans and drawings.

The Committee concluded that they cannot review portions of projects.

Christopher Hadwin, Director of Planning, addressed the applicant that the Planning Department has requested the drawings and plans but they not been received and therefore could not be included in the packet.

The Committee questioned pool service access, the lack of windows in the living room, the location of pool and HVAC equipment, and requested a landscape plan.

Walsh seconded by Thompson to continue until a complete submittal is provided.

AYES: POEHLEIN, THOMPSON, WALSH, ROTMAN (via Zoom), JAKWAY

ABSENT: DOCZI, MCCOY

COMMITTEE MEMBER COMMENTS: None

STAFF MEMBER COMMENTS: None

ADJOURNMENT: The Architectural Review Committee of the City of Palm Springs will adjourn to the next regular meeting at 5:30 pm on Monday, July 17, 2023, at 3200 East Tahquitz Canyon Way, Palm Springs.

/s/ Christopher Hadwin
Christopher Hadwin
Planning Director