

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 February 5, 2024

CALL TO ORDER:

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

ROLL CALL:

Committee Members Present: Doczi, Poehlein, Walsh, O'Donnell, Thomas,
Fredericks, Thompson
Excused: McCoy
Staff Present: Principal Planner Ken Lyon, Associate Planner Glenn
Mlaker

REPORT OF THE POSTING OF AGENDA: This agenda was available for public access at the City Hall bulletin board (west side of Council Chamber) by 9:00 pm, Wednesday, January 31, 2024, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Motion by Thomas, seconded by O'Donnell to accept the Agenda.

AYES: DOCZI, POEHLEIN, WALSH, O'DONNELL, THOMAS, FREDERICKS,
THOMPSON
ABSENT: MCCOY

CONSENT CALENDAR:

1. CONSENT CALENDAR

1A. APPROVAL OF MINUTES: JANUARY 16, 2024
RECOMMENDATION: Approve.

(The minutes of the meeting of January 16, 2024 were inadvertently left out of the packets; they will be approved at the next meeting of the ARC).

2. UNFINISHED BUSINESS: (NONE)

3. NEW BUSINESS:

- 3A. A REQUEST BY WAYNE GOTTLIEB, OWNER, IN CONJUNCTION WITH OFF THE CHARTS CANNABIS DISPENSARY FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 628-SQUARE FOOT ADDITION TO AN EXISTING COMMERCIAL BUILDING FOR A NEW CANNABIS DISPENSARY AND LOUNGE LOCATED AT 1534 NORTH PALM CANYON DRIVE, ZONE C-1 (CASE #AR 2023-0070) (GM).**

Chair Doczi, landscape architect for the project, recused himself and stepped out of the room.

Principal Planner Mlaker summarized the staff report.

Committee members asked for clarification about the amount of off-street parking that was required and whether it could be reduced to provide more landscape and stormwater drainage for the parking lot.

Member Fredricks recommended an alternative tree to the Tipu citing aggressive roots that may damage the adjacent pavement.

It was clarified that the signage for the cannabis business would return to the ARC for separate approval as required by code.

Engineering Associate Rick Minjares summarized the stormwater drainage noting the topography of the site limited the options for dispersion of stormwater and that the planter beds will provide drainage to the extent possible.

Architect for the owner, Juan Ochoa, and owner Wayne Gottlieb further summarized the project design.

Member Thomas recommended the head height of the windows on the front (west) façade be established at the same elevation and solar shades / awnings be considered.

Member Thompson recommended a grill or other ornament feature be added to the upper gable on the front elevation.

Motion by Member O'Donnell, seconded by Thompson to adopt the Categorical Exemption and approve the project subject to the findings outlined in the staff report and to minimize the amount of off-street parking if possible, to provide more landscape area, to reduce the size of the two large windows on the front elevation, to establish a consistent head height for those windows, to add a screen or grill ornament in the upper front gable,

and select an alternative to the Tipu tree with less invasive roots.

AYES: O'DONNELL, THOMPSON, POEHLEIN, THOMAS, WALSH, FREDRICKS.
NOES: (none.)
RECUSED: DOCZI.

(Member Doczi rejoined the meeting.)

B. A REQUEST BY 818 BRANDS DISPENSARY AND LOUNGE FOR A REPAINT OF AN EXISTING STRUCTURE AND ONE SIGN AT THIRTY-TWO (32) SQUARE FEET PLACED ON THE BUILDING FRONT FAÇADE LOCATED AT 560 SOUTH WILLIAMS ROAD, ZONE M-1 (CASE AR-23-0143) (GM)

Staff member Mlaker summarized the staff report.

Member O'Donnell asked about the lack of landscape on the project site.

Chair Doczi asked if the sign and the repaint were two separate motions or one (Lyon replied it could be acted upon as one motion.)

The committee discussed possible removal of the front door and small window on the south part of the front façade, the appropriateness of the red accent color, (concern that it has the appearance of a fast-food restaurant), whether the larger front window would be transparent or translucent, concern about high-sheen paint accentuating imperfections in the stucco, organizing the sign dimensions to fit better on the architectural detail of the front façade, to remove the yellow truncated dome walking surface to enable landscape to soften the front façade, to consider a possible blade or bayonet type sign, and to revise the design of the half cylindrical canopy over the side door to a horizontal eave that would tie in more effectively with the front horizontal eave element.

Motion by THOMPSON seconded by THOMAS to continue the item with direction to the applicant to:

- Revise the sign type to better fit on the front of the building.
- Revise the canopy over the north side entry door to integrate with the horizontal eave on the front of the building.
- Remove the yellow truncated dome walking surface at the front and provide landscape to soften the appearance of the building (remove blue pavement striping for the ADA space on the front of the building and relocate the ADA space to near the primary entrance on the north side of the building.)
- Reconsider a different color than red at the fascia at the top of the wall and use flat paint.
- Remove the pedestrian door and small window on the north portion of the front façade and stucco over the surface to match existing.

AYES: THOMPSON, THOMAS, DOCZI, WALSH, POEHLEIN, O'DONNELL,
FREDRICKS.

NOES: (none.)

COMMITTEE MEMBER COMMENTS:

None.

STAFF MEMBER COMMENTS:

The Planning Commission requests the creation of a 5-person subcommittee (including two Planning Commission members) to review and provide comments on architectural issues regarding the Toll Brother project, Escena (Case PDD-0001-2023/5.0666-PD321). Subcommittee volunteers were Members Poehlein, O'Donnell, and Fredricks.

ADJOURNMENT: The Architectural Review Committee of the City of Palm Springs adjourned at 7:05 p.m. to its regularly scheduled meeting on Monday, February 20, 2024, at 5:30 pm at 3200 East Tahquitz Canyon Way, Palm Springs.

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