

City of Palm Springs
ARCHITECTURAL ADVISORY COMMITTEE
Large Conference Room, 3200 East Tahquitz Canyon Way
Palm Springs, California 92262

Minutes of March 4, 2019

CALL TO ORDER:

Chair Jakway called the meeting to order at 3:00 pm.

ROLL CALL:

Present: Doczi, Lockyer, McCoy, Walsh, Vice Chair Rotman, Chair Jakway

Absent: Poehlein

Staff Present: Planning Director Fagg, Associate Planner Newell

REPORT OF THE POSTING OF AGENDA: The Agenda was available for public access at the City Hall bulletin board (west side of Council Chamber) and the Planning Department counter by 12:00 pm on Thursday, February 28, 2019.

ACCEPTANCE OF THE AGENDA:

Rotman, seconded by Lockyer to accept the Agenda as presented.

AYES: Doczi, Lockyer, McCoy, Walsh, Rotman, Jakway

ABSENT: Poehlein

PUBLIC COMMENTS: None.

CONSENT CALENDAR:

1. APPROVAL OF MINUTES: FEBRUARY 4, 2019

Lockyer, seconded by McCoy to approve the minutes as amended. (Noting Member Rotman's abstention on Item 2; and Member Lockyer's abstention on Item 4.)

AYES: Doczi, Lockyer, McCoy, Walsh, Rotman, Jakway

ABSENT: Poehlein

NEW BUSINESS:

2. THE COLE HOTEL LODGE, LLC FOR A MINOR ARCHITECTURAL APPLICATION TO RENOVATE AN EXISTING HOTEL, INCLUDING IMPROVEMENTS TO THE BUILDING FAÇADES, AN ADDITION OF 528-SQUARE FEET, AND THE CONSTRUCTION OF A NEW PARKING LOT, AT 2323 NORTH PALM CANYON DRIVE, ZONE C-1, SECTION 3 (CASE 3.0666 MAA). (DN)

Associate Planner Newell presented the proposed hotel renovation, addition and construction of a parking lot as outlined in the staff memorandum.

Member McCoy questioned the front yard setback requirements.

Member Doczi questioned the setback for the pool equipment. He asked if staff approved removal of the 2nd driveway on Palm Canyon- (Engineering is reviewing). He questioned if the remaining driveway would be one-way- (yes).

Member Walsh questioned the requirement for a parcel merger. What is the roof material? (spray foam)

MATTHEW ROGERS, applicant, provided background details and an overview on the proposed project. He said one of the issues was shortage in parking of the existing project. He indicated the shading will be revised to meet the 40% for the parking lot.

Member Lockyer asked what is the driveway material? (Mark Nelson responded that it is interlocking paver and asphalt.) He questioned if the old curb cut would be replaced? (yes)

Member Walsh what is the nature of the food & beverage? (only for hotel guests)

Vice Chair Rotman asked about the space above the lounge- (hotel room). And what is the distance to the property line at the alley- (on property line). He commented that the rear elevation looks bleak.

Chair Jakway questioned if the trash enclosure is in the public utility easement?

Member Doczi asked if the power poles will remain- (yes).

Member Lockyer asked if the existing A/C units will remain- (will be replacing with the new ones inside those locations).

Chair Jakway asked where the A/C unit for the bar/lobby will be located? (it will be on the ground- mini split system). He asked about the green wall at the entry? (live plant)

material).

Member Lockyer asked what the window replacement will be? (like for like, small aluminum frame)

Vice Chair Rotman asked if the color samples have been provided.

AAC Comments:

Member Doczi suggested softening the hardscape adjacent to the building, alley and bay parking. He wondered if there's an opportunity if it meets code for parking to do some cut-outs near the stalls and vertical trees between the bay parking and the building. He said that the northwest and southwest corner might be locations for other types of tree forms.

Member Lockyer suggested additional screening at the pool equipment and spa area between the wall and sidewalk. Otherwise he thinks it a nice project and a welcome improvement.

Member Walsh thinks the comment about removal of the windows on the ground floor has merit for those units. If there's a way for a minor encroachment that could be allowed for some type of canopy over the 2nd floor and would pick up benefit of the mountain view and some control of the blaring sun.

Member McCoy thinks the landscape area between the wall and sidewalk needs to be increased. He said the alley elevation could be softened and along with the changes for shading. He'd like to get a final answer on the trash enclosure location. He said the triangle area next to the building at the northwest corner needs enhancement.

Vice Chair Rotman noted concern about the windows and colors- he suggested re-examining the color scheme to be harmonious with the vinyl windows. He thinks if they'd be any opportunities for vine pockets in the alley it would help tremendously.

Chair Jakway recommended a metal trellis on the south side in front of the bay parking; enhancing and softening this elevation would be a real bonus for the project. He thinks the new fascia is too heavy. He said the front door is hidden; and trees should be increased in size. He would like to see lighting; and prefers pavers in the entry drive and bay parking and asphalt in new parking lot. He thinks the existing driveway curb should be removed. He thinks overall it's a great project.

Member Doczi questioned if there is a separate pool fence?

Member Lockyer thinks all the windows in the central interior should be the same; and the other elevations could be different.

Rotman, seconded by Lockyer to continue to allow the applicant to incorporate AAC

comments.

1. Plant species and sizes to be legible on landscape plan;
2. Lighting plan;
3. Parking lot material;
4. Vinyl window/paint color;
5. Study wall placement and setback along Palm Canyon & reduce size of pool equipment.

COMMITTEE MEMBER COMMENTS: None.

STAFF MEMBER COMMENTS: None.

ADJOURNMENT:

The Architectural Advisory Committee adjourned at 3:59 pm to the next regular meeting at 3:00 pm on Monday, March 18, 2019, Large Conference Room, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

Flinn Fagg, AICP
Director of Planning Services