

City of Palm Springs
ARCHITECTURAL ADVISORY COMMITTEE
Council Chamber, 3200 East Tahquitz Canyon Way, Palm Springs, California 92262

Minutes of March 18, 2019

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

ROLL CALL:

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

Committee Members Excused: Lockyer

Planning Commission Present: Peter Moruzzi

Staff Present: Planning Director Fagg, Associate Planner Kikuchi,
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) and the Planning Department counter by 5:00 pm on Thursday, March 14, 2019.

ACCEPTANCE OF THE AGENDA:

Doczi, seconded by McCoy to accept the agenda, as presented.

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

ABSENT: Lockyer

PUBLIC COMMENTS: None.

CONSENT CALENDAR:

1. **APPROVAL OF MINUTES: MARCH 4, 2019**

McCoy, seconded by Walsh to approve minutes, as amended.

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

ABSENT: Lockyer

UNFINISHED BUSINESS:

2. MICHAEL FLANNERY FOR A MINOR ARCHITECTURAL APPLICATION FOR EXTERIOR RENOVATIONS OF AN EXISTING TWO-STORY OFFICE / COMMERCIAL BUILDING LOCATED AT 750 NORTH PALM CANYON DRIVE, ZONE C-1/R-3, SECTION 10 (CASE NO. 3.3795-MAA). (ER)

Associate Planner Newell presented the proposed exterior renovations as outlined in the staff memorandum.

Member Doczi asked if they will see details about the parking lot.

Chair Jakway asked for details on the trash enclosure.

Member Poehlein verified if the program has changed significantly- (yes, scope of the project has been revised).

CHRIS PORTER, applicant, said one of the things they left in the project is the metal staggered element near the front door and provided details on the modifications that have been made.

Member McCoy said this is an improvement over the existing building and change of program.

Member Walsh had questions about the parking count.

Member Poehlein likes the consistency of materials over the previous proposal.

Vice Chair Rotman questioned if there would be a landscape plan for the front of the building- (at a later date).

Chair Jakway asked if the existing wood siding would be removed- (yes); and verified if the metal awning at the front would be retained. He noted concern about the opacity of the metal screening around the mechanical equipment on the roof.

Comments:

Member Walsh said he appreciated the 3D graphics in terms of understanding the concept and detailing.

Member Doczi noted concern with the new glazing @ the vestibule.

Member Rotman said he'd like to see landscaping in front of the building and thinks the location of trash enclosure should be incorporated into the parking plan.

Chair Jakway suggested removing the outer vestibule and upgrade the glazing system.

Poehlein, seconded by McCoy to approve subject to final review by subcommittee (Rotman and Doczi) of the following:

1. Landscape in the front of the building;
2. Trash enclosure;
3. Landscape screening.

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

ABSENT: Lockyer

NEW BUSINESS:

- 3. STUDIO AR & D ARCHITECTS, INC., ON BEHALF OF THE MANAGEMENT TRUST, FOR MINOR ARCHITECTURAL REVIEW APPROVAL TO ALTER THE EXISTING 23,182-SQUARE-FOOT LANDSCAPE AT THE 48 @ BARISTO CONDOMINIUM COMPLEX LOCATED AT 1498 EAST BARISTO ROAD, HR (CASE NO. 3.2272). (NK)**

Associate Planner Kikuchi presented the proposed project to revitalize the existing landscape as outlined in the staff memorandum.

Planning Director Fagg clarified that Mr. Lockyer's firm worked on the landscape plan that's being presented today. Mr. Lockyer is absent from the meeting today and is not participating in the discussion and vote on the project.

Member Walsh verified that no changes were made to the hardscape and corner cutback visibility zone.

Member McCoy requested the specifications on the landscape lighting.

Member Rotman requested verification of tree/boulder in corner visibility area.

NICK LAFARO, Studio AR&D Architects, applicant, said the landscape was limited in the plant palette and the intent of the client is to give this an overhaul by introducing more trees, plants and groundcover. Mr. Lafaro provided further details on the existing and proposed landscape.

Member Doczi questioned if there is enough room on the interior drive aisles for the new plant materials- (yes).

Member McCoy requested lighting details from the applicant and recommended keeping the color temperatures in the lower range.

Chair Jakway questioned if the groundcover is being removed- (yes, it will be replaced with Desert Gold DG) and verified the size of the boulders. He said it's an astounding improvement over what is currently there.

Member Doczi said they need to see all the sizes of the boulders in the plans. He noted concern with Ironwood trees on the interior which typically have a large canopy and would like to have this reviewed for appropriateness in that location. Mr. Doczi also suggested review of certain plants types for appropriateness.

Member McCoy concurred with Member Doczi about the landscape materials.

Chair Jakway recommended checking access to the electrical transformer. He likes the concept of using the boulder groupings; and noted concern about the tree canopy @ the interior of the project.

Doczi, seconded by McCoy to recommend approval including staff's conditions as follows:

1. The proposed outdoor landscape lighting shall conform to the Outdoor Lighting Standards in Section 93.21.00 of the Palm Springs Zoning Code.
2. The proposed 5-foot-high boulder on the east side of the west driveway on the East Baristo Road frontage and the Olive tree to be planted on the west side of the east driveway shall be relocated out of the corner cutback area in accordance with Palm Springs Zoning Code Section 93.02.00(D) as required by City Council Resolution No. 20551 (General Condition #33).
3. City-approved deep root barriers shall be installed for all proposed trees and palms which may be located within ten (10) feet of the public sidewalk per Department of Engineering Services as required by City Council Resolution No. 20551 (General Condition #34).

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

ABSENT: Lockyer

4. PINNACLE PALM SPRINGS, LLC, FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 3,224-SQUARE FOOT HOUSE ON A HILLSIDE LOT LOCATED AT 1747 PINNACLE POINT (LOT 7), ZONE PDD 79 (CASE 3.4095 MAJ). (GM)

Members Doczi and McCoy noted their recusal on this project. They will not be participating in the discussion and vote on the project.

Associate Planner Mlaker presented the proposed construction of a hillside house located in the development of Pinnacle Point (Lot 7) as outlined in the staff memorandum.

Vice Chair Rotman verified the pad heights of adjacent lots.

Chair Jakway requested information from Engineering on drainage/stormwater management. (Rick Minjares, Engineering Associate, explained there was an overall hydrology study that was initially done for the tract without any proposed houses; and now that there are houses proposed there will more than likely be a revised hydrology to show us how the water will be conveyed; given what has historically gone through the site.) Mr. Jakway noted concern with the slope of driveway.

Member Walsh verified the pad heights.

BRIAN FOSTER, applicant, said that the house is compatible with the existing homes in the community. He said the views are spectacular and they took advantage to add a pool to the front and rear of the house. He said they've incorporated what they learned from Lot 2 into the design of the project.

Member Walsh was intrigued with the 18' 6" height; and questioned if it was possible to achieve that with a slightly different roof angle- (to maintain roof slope and A/C ducting).

Vice Chair Rotman questioned how the roof is being supported- (columns that tie together with structural steel). He questioned if solar would be incorporated in the project- (no, they had not planned on solar; but if there's a need the lower roof areas would be adequate).

Chair Jakway verified the type of roof material - (membrane); and questioned the roof drainage. He noted concern with the shading of glass; and verified landscaping vs. grade @ rear of site.

Public Comments:

SCOTT LYLE, Douglas Elliman Real Estate, read a letter from the home buyers, said they were stunned at how much this property matched their vision. They appreciate the architectural designs and integrity of the homes that have already been built in the development and will ensure the house will be harmonious and complement the community.

Vice Chair Rotman said he doesn't have an issue with the requested variance for the setback in the driveway. He questioned if they could drop the height six inches.

Chair Jakway noted concern about the steepness of the driveway. He wondered if they could consider dropping the floor of the garage a couple of feet to make the approach

better.

Member Walsh said this is a very challenging site and it's the architect's desire to figure out how to come up with a solution. He has issues with request for the front setback reduction as well as the height.

Jakway, seconded by Rotman to recommend approval to Planning Commission.

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

4. AUSTIN TODD ON BEHALF OF CALIFORNIA ORGANICS FOR A MINOR ARCHITECTURAL APPLICATION TO RENOVATE AN EXISTING 5,044-SQUARE FOOT TWO-STORY INDUSTRIAL BUILDING FOR A CANNABIS CULTIVATION FACILITY LOCATED AT 695 SOUTH WILLIAMS ROAD, ZONE M-1, SECTION 33 (CASE 5.1440 CUP). (ER)

Associate Planner Mlaker presented the request to renovate the existing two-story industrial building as outlined in the staff report.

Chair Jakway verified the scope of review.

TROY MASS, Pineapple Express, applicant, said the exterior of the building is purposely designed to look like an old pineapple warehouse/factory and the interior is high-end branding.

GABRIEL LUJAN, GLA Design Group, said they are making this old depilated building look as one of a kind. They believe they will raise the bar in this industrial neighborhood.

Member Poehlein verified how the metal panels are attached. (There will be no windows on the building because of security and odor control issues for this type of use.)

Member Doczi verified the exterior lighting design.

Member Walsh verified the metal panel details and location of the front entrance.

Member McCoy asked if the carport would be constructed and how that works with the landscape plan. He questioned how the carport would impact the lighting plan. He expressed concern about the specifications of the lighting fixtures. He said it needs to be re-specified and have cut-off features meet the City dark sky requirements.

Member Rotman said the roof-top screening needs to extend along the back; and verified the design of the roll-up door.

Chair Jakway asked if the roof over the balcony will be re-framed- (yes). He noted concern about the stucco patching; and suggested they consider using reglets with the stucco.

Member Doczi questioned the parking layout on the east side.

Chair Jakway questioned if the carport would be effective or would be better served by shade trees.

Comments:

Member Poehlein thinks the colors are a little dark but likes the metal panels. He said the mechanical screening needs to be more opaque.

Member Doczi noted concern about the light fixtures and exposed light source. He recommended a restudy for the “deep” parking spaces on the east side.

Member Walsh spoke in favor of the proposed project.

Member McCoy said the wall light fixtures need to be low-wattage in a decorative manner. He would like to see the lighting and landscape in the final plans.

Chair Jakway commented that all metal screening should be consistent.

Rotman, seconded by Walsh to approve subject to allow the applicant to incorporate the AAC comments on the items below and come back for AAC review:

1. Rooftop
2. Screening
3. Carport
4. Lighting
5. Building to be re-plastered and include reglets in design.

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

ABSENT: Lockyer

COMMITTEE MEMBER COMMENTS: None.

STAFF MEMBER COMMENTS:

- Upcoming California Preservation Foundation Conference

ADJOURNMENT: The Architectural Advisory Committee of the City of Palm Springs adjourned at 4:08 pm to the next regular meeting at 3:00 pm on Monday, April 1, 2019, Large Conference Room, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

Flinn Fagg, AICP
Director of Planning Services

DRAFT