

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

**Minutes of June 17, 2019**

**CALL TO ORDER:** Chair Jakway called the meeting to order at 3:01 pm.

**ROLL CALL:**

Committee Members Present: Doczi, Lockyer, McCoy, Poehlein, Walsh, Chair Jakway

Committee Members Excused: Vice Chair Rotman

Planning Commission Present: Maria Song

Staff Present: Planning Director Fagg, Engineering Associate Minjares, Associate Planner Kikuchi, Associate Planner Mlaker, Associate Planner Newell, Principal Planner Robertson

**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, June 13, 2019.

**ACCEPTANCE OF THE AGENDA:**

Lockyer, seconded by McCoy to accept the agenda and move Case 3.4123 MAJ to the Consent Agenda.

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

EXCUSED: Rotman

**PUBLIC COMMENTS:** None.

**CONSENT CALENDAR:**

- 1. APPROVAL OF MINUTES: JUNE 3, 2019**
- 2. O2 ARCHITECTURE ON BEHALF OF BAUMLI COSTA FAMILY LIVING TRUST FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 2,644-SQUARE FOOT RESIDENCE AND 575-SQUARE FOOT GARAGE ON AN UNDEVELOPED HILLSIDE LOT LOCATED AT 1350 ROSE AVENUE, ZONE**

**R-1-C, SECTION 10. (CASE 3.4123 MAJ). (DN)**

McCoy, seconded by Lockyer to approve the Consent Agenda.

AYES: Lockyer, McCoy, Poehlein, Walsh, Jakway

EXCUSED: Rotman

ABSTAIN: Doczi (Minutes of June 3, 2019 only)

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**3. PINNACLE PALM SPRINGS, LLC, FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 4,527-SQUARE FOOT HOUSE ON A HILLSIDE LOT LOCATED AT 1730 PINNACLE POINT (LOT 10), ZONE PDD 79. (CASE 3.4099 MAJ) (GM)**

Members Doczi and McCoy recused themselves from the discussion of the item due to conflicts of interest.

Associate Planner Mlaker gave a presentation on the staff report, noting the conditions of approval.

Member Lockyer questioned the projections/overhangs on front elevation, noting that they were not shown on the plan, and verified the front setback requirement.

Member Walsh verified if the 10' setback is possible and what the applicant is requesting; he questioned if garage could be compliant with height limit at setback line; and verified how building height is measured in hillside areas.

Chair Jakway asked if there are zoning code requirements for the interior dimensions of a garage (Associate Planner Mlaker noted that the parking space dimensions would be applicable).

BRYAN FOSTER, applicant, described the design of the residence and the proposed colors and materials.

GEMMA MARSHALL, resident of Pinnacle Point, stated that the CC&R's don't allow for white paint, discussed lighting issues, noted concern about placement of solar panels, and wants to see natural landscape and colors.

JOHN MCCOY, speaking as a resident, noted a concern about the grading plan at the north edge of house and how that is addressed, agreed with the lighting and paint color

concerns, voiced concerns that the fire pit is unscreened, and appreciates that the pad height is lower and will reduce impact to views from valley floor.

SCOTT LYLE stated that the applicant brought a completely different design for this lot last year, that the current design addresses comments from last year, buyers want lighter paint colors, and variation is good to break up monotony of the subdivision.

BRYAN FOSTER, offering a rebuttal, noted that the use of a slot aperture in the exterior lighting will reduce impacts, and that these are challenging lots to design and develop. He also stated his willingness to change the exterior colors if necessary.

Member Lockyer asked the applicant to address concerns about the lighting and to provide specifications for the light fixture. He shared concerns about the landscaping and proposed colors. Mr. Lockyer asked how solar will be accommodated (the applicant stated that the City-required panels will be installed on the roof behind the garage), and asked for the rationale behind the angle of the west wing.

Member Poehlein questioned the details of the front elevation and noted a discrepancy in what is shown in the plans; he suggested that the projection may actually encroach the front setback requirement.

Chair Jakway also requested details of the screen and projection at the front setback, and requested the applicant to provide a section through the front wall of the building to show how the house encroaches into the setback. He also requested details of the screening for solar panels on roof (the applicant stated they could reduce the ceiling height and increase the parapet to screen solar panels). Mr. Jakway verified the slope of the roofs and flow of water, questioned the details of the retention ponds, and asked for details of grading at the master bedroom wing and if a retaining wall is necessary. He suggested that the house be moved back several feet to reduce the encroachments at the front of house. He expressed concern about the metal garage door reflecting light/heat, and suggested the use of a darker color instead and to recess the garage door. He recommended an overhang at the master bedroom windows/door to provide shade.

Member Walsh suggested that shifting the house would address the encroachments, and that a screen should be used on the west elevation to address sun/shading. He questioned the limitations on the exterior color, noted that solar panels need to be integrated as part of the design, and asked if the grading plan has been approved by Engineering (staff noted that it has not been reviewed yet).

Member Poehlein suggested that space could be gained through reducing the master closet to comply with setbacks; questioned the solution for outdoor lighting without some type of glare; noted that the lighting color needs to be a warmer tone; and that cut sheets or analysis should be provided for the light fixtures used in the overhang.

Member Lockyer agreed that lighting is an issue, likes the idea of reducing the ceiling height and increasing parapet to accommodate solar panels and recommended moving the building further north to reduce the front encroachment. He recommended that the gray rock for the landscape beds should be removed and there should be one color of decomposed granite – either desert gold or cresta boulders would be appropriate. Mr. Lockyer supports lighter building colors, but the proposed “snowflake” color is too light.

Chair Jakway recommended that the position of the house should be shifted so that it conforms to the front setback, the front steps should be detailed to reduce hazards, the master bath/closet could be revised to address setbacks, and the need for building sections to see the front wall and parapet heights.

Poehlein, seconded by Locker to continue to a date uncertain, with the applicant to come back to address the comments of the committee.

AYES: Lockyer, Poehlein, Walsh, Jakway  
RECUSE: Doczi, McCoy  
EXCUSED: Rotman

**4. REQUEST BY BRIAN DIEBOLT OF DESIGN CONCEPTS, ON BEHALF OF ANTHONY LUCCI AND NICOL FLORENTINO, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 4-UNIT APARTMENT BUILDING ON AN 11,522 SQUARE-FOOT UNDEVELOPED PARCEL LOCATED AT 563 EL PLACER, ZONE R-2 (CASE NO. 3.2267 MAJ). (NK)**

Associate Planner Kikuchi provided an overview of the proposed project and the staff's recommendations.

Member McCoy verified staff's proposed conditions relative to the landscaping.

ANTHONY LUCCI and BRIAN DIEBOLT, applicants, offered details of the proposed apartment complex and made themselves available for questions.

Member McCoy questioned the light fixtures, and noted that the fixtures need to be shaded or downlight only. He stated that the landscape spacing as shown is sufficient and the plants will grow together.

Member Doczi asked if the property line wall is existing, and will it be refinished to match the project (the applicant noted that it can be painted out to match). He also asked for details regarding the landscaping for the individual private spaces, and verified driveway materials.

Member Poehlein asked for details on the lighting plan for interior areas and expressed concern about the interior pathway being dark; he also verified that the windows would be aluminum and doors would be fiberglass.

Chair Jakway verified the pitch of the roofs and water drainage pattern, and asked if the units be rentals (applicant responded that the units would be rentals). He stated that it would be nice to see additional landscaping in yards, and that a gate needs to be added to the yards. He questioned the position of the raked plaster detail on the front elevation, and suggested that it project forward instead of being recessed to address the corner detail. Chair Jakway also suggested that the proposed colors need greater contrast.

Member Walsh verified the overhang depth and asked if sheet metal could be used on fascia.

Member Doczi requested that more landscaping be added to the private courtyards and vines on walls, asked for a consistency of finish on the proposed and existing perimeter walls, and recommended larger patio areas for each unit. Mr. Doczi verified the sidewalk details at the front of the property.

Member Poehlein stated that his concern is with adequate lighting in the courtyard, and that gates should be added to each of the yards. He also recommended that the front doors should be more modern in design to match the architecture of buildings.

Member Lockyer verified the color of the trash enclosure (the applicant stated that the enclosure will be unpainted gray block, and the gates will be a galvanized gray color).

Chair Jakway asked if the depth of the parking spaces could be reduced to increase the landscape in front of building (Engineering Associate Minjares stated that the design as submitted is necessary due to ADA requirements).

Member Lockyer requested that pavers be used for the parking area but not the public ROW.

Doczi, seconded by Walsh, to approve subject to the following conditions:

1. Additional landscape shall be added to private courtyards areas;
2. Treatment of existing and proposed perimeter wall shall be consistent;
3. Increase the size of the patio areas for each unit;
4. Delineate reveal/change of materials of raked stucco at the front of the units;
5. Access gates shall be provided to each of the private yards;
6. Landscape lighting shall be required along the interior walkways;
7. Front doors shall be revised consistent with the architecture of the complex;
8. Trash enclosure walls shall be an integral color to match the gray paint color of the gates;

9. Pavers or exposed aggregate shall be used to delineate the bay parking spaces; and
10. Include the conditions as proposed by staff.

AYES: Doczi, Lockyer, McCoy, Poehlein, Walsh, Jakway  
NAYS: None  
EXCUSED: Rotman

5. **SELENE PALM SPRINGS, LLC, REQUESTS AN AMENDMENT TO THE FINAL DEVELOPMENT PLANS OF A PREVIOUSLY APPROVED FINAL PDD TO INCLUDE CHANGES TO THE SITING OF FIVE RESIDENTIAL BUILDINGS AND CONVERT THE BUILDINGS TO CONDOMINIUM STRUCTURES; INCREASE THE NUMBER OF CONDO UNITS FROM 35 UNITS TO 40 UNITS AND MAKE MINOR MODIFICATIONS TO THE FINAL LANDSCAPE AND EVENT SPACE PLANS OF THE DREAM HOTEL LOCATED AT THE NORTHWEST CORNER OF AVENIDA CABALLEROS AND AMADO ROAD, ZONE PD 333, SECTION 14. (CASE 5.1132-PD 333) (ER).**

Chair Jakway recused himself from the discussion.

Principal Planner Robertson provided an overview of the proposed changes to the approved Planned Development.

Member Walsh asked staff to verify the changes to the number of units; it was noted that five additional condominiums would be added and that the number of hotel units would be reduced.

Member McCoy verified that development standards have not changed, and asked if staff had reviewed the changes to the on-site circulation.

Member Poehlein requested clarification on the location of the parking for the residential units (subterranean spaces for the owners, and guest parking at grade).

LAURI KIBBY, TONY LOPEZ, DARRYL LONG, and MARTIN VASQUEZ, applicants, discussed the proposed changes to the site plan, changes to the landscape materials, modifications to the condominium units, and changes to the farmhouse building.

Member Lockyer opened the item for public comment.

TOM JAKWAY, noted that he was speaking as a resident, and stated that the hotel and condominiums were beautiful, but had concerns about farmhouse being moved closer towards Avenida Caballeros. He recommended re-orienting the farmhouse and bringing the garden towards the corner, and offered concerns on the selected materials

of the farmhouse building. He suggested that the farmhouse building should incorporate the architectural language of the main hotel building, and recommended softening the landscaping along the Avenida Caballeros frontage so that it would be less linear.

The public comment portion of the agenda was closed.

LAURI KIBBY responded to questions from the committee and noted that the placement of farmhouse was determined based on the water retention plan, and that the color of the farmhouse building could be changed to address public concern. She also stated that the team would look at softening the landscape along Avenida Caballeros.

Member Doczi verified the hardscape materials and location of decomposed granite adjacent to the farmhouse building and along frontage of site, discussed the location of the boulders on the site, and reviewed the streetscape along Amado Road. He suggested that the landscaping be increased along the Caballeros frontage.

Member Walsh verified the reasons for changes to the site plan and program, verified changes to the condominium units, and questioned the configuration and details of the hot tubs on 2nd story of the condominium buildings. He noted the lack of architectural continuity of buildings, and expressed concerned that the farmhouse building materials don't relate to the other buildings on the site. He stated that the pool area bathroom building appearance seems rudimentary for a resort campus.

Member McCoy verified how the green wall on the east side of the farmhouse building would be constructed and planted (the applicant stated that it would consist of vines on tension wire). He verified the location and nature of the vegetable beds on east side of farmhouse building, requested information on the water features on the south side of hotel building, and requested details on the green roof of the pool restroom building.

Member Lockyer requested information on the plant specifications for the greenwall of condos, verified architectural details of hotel building and condo buildings, and requested information on circulation of the site and guest entry sequence. He noted a concern about the landscaping along the driveway sequence and buffering from existing condos to the east, and stated that a grading plan would have been helpful to understand elevation changes. He offered concerns about sound transmission from restroom building. Mr. Lockyer noted issues with the use of standing-seam metal siding on the farmhouse building, and requested information on the details of the east facade of farmhouse building. He verified that no perimeter wall would be constructed along the east property line, and suggested that the east façade of the farmhouse building needed additional articulation (the applicant noted that landscape materials could be added on the east side of the site).

Member Doczi verified the details of west wall of farmhouse building and trellis structure, and reviewed the drop-off areas at perimeter of site.

Member Walsh noted issues with the pool restroom building and stated that it was not to the standards of the resort. He also offered concerns that the design of the farmhouse lacks articulation, and suggested that a shallower roof slope, increased overhang, and use of another material besides standing-seam metal would be an enhancement. He also cautioned against the design of the hot tubs proposed for the condominium buildings.

Member McCoy agreed that the east side of the farmhouse building needs more articulation, and that the landscaping along Avenida Caballeros was too linear. He also noted issues with the hot tub design for the condominium units, and stated that the decomposed granite in the boulder garden at the entry and drop-off area will create tracking issues.

Member Poehlein suggested that the use of decomposed granite pathways may pose accessibility issues. He noted that the architecture of the farmhouse building isn't consistent with architecture of the rest of the property and needs to tie in somehow.

Member Doczi noted that he sees merit to the revised site plan, but would like to see all three corners of the site plan addressed. He stated that the vehicular entry sequence is underwhelming, but the pedestrian entry at the Convention Center corner is well done. He suggested that the landscaping at the farmhouse building corner needs to be revised, and that the use of decorative paving could define circulation patterns and drop-off areas in the site. He recommended adding some raised planters on the hardscape adjacent to the hotel, and would like the AAC to review the plant palette to verify that it's appropriate to the desert.

Member Lockyer agreed that the planting along hotel building needs improvement, especially where hard horizontal surfaces meet the vertical surfaces.

Lockyer, seconded by Walsh to recommend approval to the Planning Commission with the following conditions:

1. Revise the design and materials of the pool restroom building;
2. Revise the design and materials of the farmhouse building, including the addition of articulation to the east façade of the building, reduce the material palette to 2 or 3 materials, and enhance the landscaping along the east side of the building and at the intersection;
3. Revise the design of the hot tubs for the condominium buildings;
4. Eliminate the use of decomposed granite for the entry and pedestrian paths;
5. Enhance the landscaping of the vehicular entry sequence at the northwest area of the site;
6. Use decorative paving to define the circulation patterns on the site; and

7. The revisions noted above shall be reviewed by the AAC prior to the issuance of a building permit.

AYES: Doczi, Lockyer, McCoy, Poehlein, Walsh  
RECUSE: Jakway  
EXCUSED: Rotman

**COMMITTEE MEMBER COMMENTS:**

- Member Lockyer noted issues with the Pinnacle Point project.
- Member Poehlein thanked staff for providing the project status list.

**STAFF MEMBER COMMENTS:** None.

**ADJOURNMENT:** The Architectural Advisory Committee of the City of Palm Spring adjourned at 4:18 pm to the next regular meeting at 3:00 pm on Monday, July 1, 2019, Large Conference Room, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

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Flinn Fagg, AICP  
Director of Planning Services