

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

Minutes of May 6, 2019

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

ROLL CALL:

Committee Members Present: Doczi (arrived 3:12 pm), Lockyer, McCoy, Poehlein, Walsh, Vice Chair Rotman

Committee Members Excused: Chair Jakway

Planning Commission Present: None.

Staff Present: Planning Director Fagg, Associate Planner Kikuchi, Engineering Associate Minjares

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 2:00 pm on Wednesday, May 1, 2019.

ACCEPTANCE OF THE AGENDA:

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

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

PUBLIC COMMENTS: None.

CONSENT CALENDAR:

1. APPROVAL OF MINUTES: APRIL 1, 2019

Lockyer, seconded by Walsh to approve minutes, as presented.

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

2. UNFINISHED BUSINESS: None

3. REQUEST BY STEPHEN NIETO OF SOUTH WEST CONCEPTS, INC., ON BEHALF OF ELEVATION PROPERTY MANAGEMENT, FOR MINOR ARCHITECTURAL REVIEW APPROVAL FOR COMMERCIAL FAÇADE IMPROVEMENT AT 140 WEST VIA LOLA SUITE A, ZONE C-1/R-2. (CASE 3.1404 MAA) (NK)

Associate Planner Kikuchi provided an overview of the proposed façade improvements.

Member Walsh questioned if the awning is compliant with code in terms of setbacks (yes); verified that the patio and wall are allowed in setback area.

STEVEN NIETO, applicant, provided details on the operational plan and the proposed changes to the exterior of the building.

No members of the public commented on the application.

Member Lockyer questioned the use of the artificial hedge material versus a living plant material (the applicant noted the time constraints of growing a hedge and maintenance issues); he questioned the detailing of the composite wood on the wall surfaces; and recommended not using the composite wood on the underside of the soffit.

Member Poehlein verified details of the composite wood material at the corner condition (the applicant noted that the product has cap materials which will be used to terminate the detail in line with the wall).

Member Doczi questioned the height of the plant material and its relationship to the wall height; he further stated that the stone wall should be retained, and that live plant material be used instead of the artificial hedge material.

Member Walsh offered concern about the longevity of the artificial hedge material and composite wood (the applicant offered details on the longevity of the composite wood material).

Member McCoy questioned the detailing of the drink rail and how the materials are joined, and requested details of the proposed neon signage (the applicant noted that a white neon will be used). Mr. McCoy questioned details of the new lighting and whether they would be on dimmers, recommended that the LED tape light have a warmer temperature, expressed concern about the intensity of the downlights, and suggested that the intensity of the proposed lighting fixture over the front door may not be appropriate.

Vice Chair Rotman confirmed the location of the barrel cactus that will be retained and expressed concern about the fascia details.

Member Poehlein did not support the use of the composite wood on the soffit, and doesn't support the two different directions of the wood on the wall surface. He also noted concerns about how wood detail is terminated at the west corner of the building.

Member Lockyer stated that he wouldn't eliminate the use of wood on the soffit as long as a fully-wrapped metal fascia detail is used; he would prefer a natural hedge material instead of the artificial material due to maintenance issues; suggested barrel cactus should be replaced with a low shrub material; agreed that the light fixture over the door is the wrong specification; and stated that the proposed signage is appropriately sized and placed.

Member McCoy reiterated that the light over the door is too intense; he also supports the comments of other board members.

Member Walsh stated that the materials are generally harmonious, and stated that the artificial hedge material is challenging.

Vice Chair Rotman expressed his concerns with the artificial plant material, agrees with maintaining the stone material on the west wall, and is concerned with brightness of neon sign.

Lockyer, seconded by Walsh to approve as presented, with the applicant to address the following comments:

- Natural hedge material is preferred;
- Revise the specifications to reduce the intensity of lighting;
- Provide details on terminating the composite wood material at the west corner;
- Fascia details need to cover edge of wood on the underside of the soffit; and
- Applicant may determine whether to replace the barrel cactus.

AYES: Lockyer, McCoy, Poehlein, Walsh, Rotman

NAYS: Doczi

EXCUSED: Jakway

NEW BUSINESS: None.

COMMITTEE MEMBER COMMENTS: None.

STAFF MEMBER COMMENTS:

- Director Fagg noted that the May 20th meeting of the Architectural Advisory Committee may be cancelled.

ADJOURNMENT: The Architectural Advisory Committee of the City of Palm Spring adjourned at 3:58 pm to the next regular meeting at 3:00 pm on Monday, May 20, 2019, Large Conference Room, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

Flinn Fagg, AICP
Director of Planning Services

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