



CITY OF PALM DESERT

ARCHITECTURAL REVIEW COMMISSION MINUTES

JUNE 11, 2019

I. CALL TO ORDER

The meeting was called to order at 12:30 p.m.

II. ROLL CALL

<u>Commissioners</u>	<u>Current Meeting</u>		<u>Year to Date</u>	
	<u>Present</u>	<u>Absent</u>	<u>Present</u>	<u>Absent</u>
Chris Van Vliet, Chair	X		10	
Karel Lambell, Vice Chair	X		10	
Allan Levin	X		10	
Michael McAuliffe	X		10	
Jim McIntosh	X		8	2
Jim Schmid	X		5	1
John Vuksic	X		9	1

Also Present

Ryan Stendell, Director, Community Development

Eric Ceja, Principal Planner

Kevin Swartz, Associate Planner

Nick Melloni, Assistant Planner

Pedro Rodriguez

Alex Vasquez

Wayne Olson, Senior Development Analyst

Deborah Glickman, Management Analyst

Janine Judy, Recording Secretary

Cancelled meeting: 5/28/19

III. ORAL COMMUNICATIONS

None

IV. APPROVAL OF MINUTES: May 14, 2019

Action:

Commissioner Levin moved to approve the May 14, 2019 meeting minutes. Motion was seconded by Commissioner McAuliffe and carried by a 7-0 vote, with Lambell, Levin, McAuliffe, McIntosh, Schmid, Van Vliet and Vuksic voting YES.

V. **CASES:**

A. **Final Drawings:**

1. **CASE NO: MISC 19-0007**

APPLICANT AND ADDRESS: BOTTEGA VENETA, 5858 Wilshire Blvd. #200, Los Angeles, CA 90036

NATURE OF PROJECT/APPROVAL SOUGHT: Consideration of approving exterior façade modifications for; **Bottega Veneta.**

LOCATION: 75-585 El Paseo

ZONE: D.O.

Mr. Kevin Swartz, Associate Planner, stated that this project came before the Commission on February 26, 2018 for façade enhancements. The applicant has returned to address concerns the Commission had regarding the size of the proposed stone on the storefront and whether or not the window panel on the storefront would be one piece as depicted in the renderings. He said the applicant is now proposing a solid plaster instead of stone on the storefront and the window having three (3) panels as opposed to one solid piece. Staff is recommending approval.

Commissioner McIntosh asked if the plaster would be divided up in modules as it was originally presented or one big solid undivided slab of plaster. MS. ELIZABETH VALERIO, Valerio Architects, said it will be one solid piece. Commissioner McIntosh was concerned with one piece and said if they had the modules it would be less likely to crack. Due to the desert's temperature variations, the modules would allow room to expand and contract. Since the original proposal had a modular design it may be interesting to consider making that a part of the design.

Commissioner Vuksic asked why they are making the change. MS. VALERIO said there were logistic issues with importing the stone from Italy and it wouldn't be installed until fall, which would delay the store's opening. In the future, they may have time and resources to switch over to the stone, but at this time it is not practical. Commissioner Lambell asked if there were other places to source the material other than Italy. MS. VALERIO said not the type of stone they want. Their headquarters are based in Italy and that is where they have all their standard vendors. At this point, they want to keep it simple and easy with the stucco.

Commissioner Vuksic questioned the texture and said it is important that this doesn't just look like dashed finish plaster. He pointed out that the plaster sample has some irregularity to it that he thinks is important. MS. VALERIO said their goal is to make sure it will have texture and shadow rather than something flat. Commissioner Vuksic said that the texture is important to offset the smooth elements that are around it and believes the joints will add just a touch of detail and character. MS. VALERIO understands what the Commission is saying and said they went through several variations and types of material before they decided on the plaster. She said this is a good quality stucco that has a good texture. Commissioner Vuksic asked staff to keep the sample and compare it with the actual application in the field to make sure that it has this same kind of texture. Chair Van Vliet said they could add a whole series of expansion joints to pick up the modular pattern. Commissioner McIntosh said this will give a subtle level of detail to make that work.

Commissioner McAuliffe referred to the plate glass on the storefront and asked if they are using insulated glass and if the joints would be much more pronounced at the seams because of the spacers. MS. VALERIO answered that it was tempered glass and said their goal is to not have such a pronounced space. Commissioner McAuliffe said that was okay and just wanted the Commission to be aware that those vertical joints are going to be visible on the glass.

Commissioner McAuliffe discussed the insulated glass on the front elevation and the corner frames. He asked how they are treating that and what happens when it turns the corner back to the doors. MS. VALERIO stated that it was not a frame but clear glass at the joint and it is insulated. Commissioner McIntosh wondered how that would look. If they do a corner glass with a divider on it, it will be a little bulky and will lose the corner glass affect. The Commission reviewed the renderings and questioned if the applicant could do this and make it look right. Commissioner McIntosh felt it was approvable, but it loses the elegance. Commission McAuliffe told the architect to be aware what the reality will be.

ACTION:

Commissioner Lambell moved to approve subject to: 1) changing material from stone to plaster, 2) adding control joints; and 3) staff shall review a material mock-up to ensure that the plaster texture is carried through. Motion was seconded by Commissioner McAuliffe and carried by a 7-0 vote, with Lambell, Levin, McAuliffe, McIntosh, Schmid, Vuksic, and Van Vliet voting YES.

2. **CASE NO: MISC 19-0016**

APPLICANT AND ADDRESS: TILE DESIGNS BY FINA, 73394 Highway 111, Palm Desert, CA 92260

NATURE OF PROJECT/APPROVAL SOUGHT: Consideration of new awnings and exterior paint color; **Tile Designs by Fina.**

LOCATION: 73394 Highway 111

ZONE: D.O.

Mr. Kevin Swartz, Associate Planner, presented a proposal for façade enhancements for the Tile Designs by Fina building that will be going into the former David Rutledge Audio building.

He presented samples of the new paint colors and material for the awnings and said they will also be adding two new doors on the front elevation and a new door on the rear elevation along with new wall sconces. There will be a total of three awnings; two on the front elevation over the windows and one over the doors. He said signage is not part of this proposal and staff will be working with the applicant with signage on the awnings and windows. Staff is recommending approval of these changes.

MS. ZAYDA BRAUN, Interiors and Designs, said the owner wants to achieve a French look with black and white awnings and a white building. All plant material in the front of the building will be removed and replaced with bougainvillea vines and rose bushes.

The Commission and MS. BRAUN had a lengthy discussion regarding the placement of awnings on the building, how they will relate to the soffit and how the awnings will be supported. Commissioner Vuksic said they would have to detail it so there is a consistent way they are handling the top of the awning all the way the entire length. MS. BRAUN said they will bend the frame where the soffit changes and bring the fabric underneath the soffit. Commissioner Vuksic said he knows the quality of MS. BRAUN's work and trusts that this will be clean when completed.

ACTION:

Commissioner Vuksic moved to approve. Motion was seconded by Commissioner McIntosh and carried by a 7-0 vote, with Lambell, Levin, McAuliffe, McIntosh, Schmid, Vuksic, and Van Vliet voting YES.

3. CASE NO: SARC 18-0010

**APPLICANT AND ADDRESS: ARCHITECTURAL DESIGN & SIGNS
INC. 1160 Railroad Street, Corona, CA 92282**

**NATURE OF PROJECT/APPROVAL SOUGHT: Consideration of a
request to establish a comprehensive sign program for: **Palm Village
shopping center.****

LOCATION: SWC Avenue of the States and Washington Street

ZONE: P.C.-(2)

Mr. Nick Melloni, Assistant Planner, reminded the Commission that this project was continued from March 26, 2019 due to concerns the Commission had with the consistency amongst the signage construction throughout the center. They also had comments on the design of the monument sign, as well as structural concerns with how the Denny's sign was going to be affixed on the wall on Pad A on the north elevation, and the structural supports along the rear that would be visible from public right-of-way. He said the applicant has addressed those concerns and the primary changes with the construction of the signs will be consistent amongst all signs except for the sculpted cabinet sign for the Denny's logo that will be through-lit channel letters with an aluminum back. He pointed out that some of the proportions on the monument sign have changed. The main body of the tenant panel now has a tapered edge where it is moving up towards the upper Chevron element. Staff feels this is a good change and fits with the sign better than the original that was a rectangular cabinet with the Chevron mounted on top. There isn't any specific language regarding the structural elements for the Denny's sign, however the Commission can apply this as a condition of approval and can be approved by staff. It is designed to be mounted flush on the fascia behind the sign with no need for support brackets. Staff is recommending approval of the sign program as shown.

Commissioner Levin asked if the monument was the same height as previous renderings. Mr. Melloni said the original sign was 8'-6" and the proposed one is 8'-9". The Commission was concerned that it is too tall. Mr. Melloni said the standard height is 6' and the maximum is 10' with architectural merit. He pointed out that there is precedent among other signs along Highway 111 where if there are enhancements made to the sign the Commission can grant the added height.

Commissioner Vuksic said he liked this design much better than the previous ones. In the past two (2) designs, he remembers the Commission's conversation regarding not penalizing an applicant for architectural enhancements as long as the tenant names are not higher than the 6', but other embellishments that add to the character of it can be.

Chair Van Vliet asked if the panels insert or will they wrap around. MR. GARY VOGT, Architectural Design and Signs, said the panels will be on the actual face of the monument and surface mounted. The front panels are approximately 2" inches thick.

Commissioner Vuksic pointed out that the tenant panels looked stuffed on the sign especially the panel at the bottom where it is tapered. He suggested they have 6" of space between the tenant plate and the edge of the stone as a minimum. MR. VOGT said if they bring down the panel width from 6' he believes they will have enough room on there at the very bottom panel. He felt it would be sufficient by bringing it in 4" on each side. Commissioner Vuksic asked how thick the dark brown tapered piece was. MR. VOGT said the brown piece will be 15" all the way down from the inside of the logo to the floor.

The Commission was still concerned with the height of the sign and the height of the letters. MR. VOGT said the current height of the letters are 10" maximum. Commissioner Vuksic was concerned that if the height was 10", it would start to look crowded and suggested 8" maximum. MR. VOGT agreed.

Commissioner McIntosh said all these specifics need to be revised on the sign program. Mr. Melloni said with Commission's direction the applicant will amend the sign program and resubmit a final copy to staff.

ACTION:

Commissioner Vuksic moved to approve sign program subject to: 1) tenant panels on the monument sign shall be reduced from 6'-8" to 6' to allow a minimum of 6" between tenant panels and edge of sign; 2) body of sign shall be a minimum of 15" thick; 3) the Chevron at the top of the sign shall wrap around on all four (4) sides of the sign; 4) letter size on tenant panels shall be a maximum of 8"; and 5) revising language and plans in sign program to be consistent with ARC comments. Motion was seconded by Commissioner McIntosh and carried by a 7-0 vote, with Lambell, Levin, McAuliffe, McIntosh, Schmid, Vuksic, and Van Vliet voting YES.

4. **CASE NO: MISC 19-0017**

APPLICANT AND ADDRESS: TRIMS, DÉCOR & MORE, Attn: Maria Weil, 44790 San Pablo Avenue, Palm Desert, CA 92260

NATURE OF PROJECT/APPROVAL SOUGHT: Consideration to approve new awnings and exterior paint color; Trims, Décor & More.

LOCATION: 44790 San Pablo Avenue

ZONE: D.O.

Mr. Eric Ceja, Principal Planner, presented a proposal for new awnings and exterior paint color for Trims, Décor & More located on San Pablo Avenue (San Pablo). The applicant will be repainting the building and changing out the awning with another Sunbrella fabric color that is a poppy/orange color. With the improvements taking place on San Pablo, the owner of Trims, Décor & More wants to clean up the building and present it better to the street. All changes are in line with the code but awning color changes are presented to the Commission for consideration. Staff is recommending approval of these changes.

Commissioner Levin asked where the name of the business will be located. MS. MARLA BRADLEY-WEIL, owner, said her signage will be in the window. The existing signage on the building will be removed and her new business name and logo will be placed on a white band at the bottom of the window keeping it chic and subtle. Commissioner Lambell asked if the addition of the white strip and the poppy strip meet the ordinance. Mr. Ceja said tenants are allowed to cover 25% of their total window area with signs. Staff considers these window graphics or window signs but bands are allowed.

Chair Van Vliet asked the applicant if in the future she would come back and ask for signage on the awning. MS. BRADLEY-WEIL said she was looking at the diagrams of the new layout and based on the fact of where the new trees will be placed, she didn't think it would be necessary to have signs on the awnings. She said the placement of her sign in the window was intentional and will be sophisticated and eye-catching for people walking or driving by her store. The Commission was concerned that this was too low for people and cars passing by. MS. BRADLEY-WEIL said with the nature of her business, this adds more subtle curiosity. Mr. Ceja said typically window signs are approved over the counter with staff as long as they stay within the limitations of sign coverage.

ACTION:

Commissioner Lambell moved to approve. Motion was seconded by Commissioner Schmid and carried by a 7-0 vote, with Lambell, Levin, McAuliffe, McIntosh, Schmid, Vuksic, and Van Vliet voting YES.

5. **CASE NO: MISC 18-0007 (Amendment #1)**

APPLICANT AND ADDRESS: GRAZIADIO FAMILY DEVELOPMENT, 149 Palos Verdes Blvd. Suite E, Redondo Beach, CA 90277

NATURE OF PROJECT/APPROVAL SOUGHT: Modify roof-top screening on Building F; Jensen's Center.

LOCATION: 73547 Highway 111

ZONE: D.O.

Commissioner McAuliffe recused himself from this project and left the conference room.

Mr. Nick Melloni, Assistant Planner, presented an amendment to the construction drawings for the Jensen's Center façade remodel presented to the Commission on March 26, 2019. At that time, the Commission granted approval with the caveat that the roof-top screening on Building F, where the dry cleaner's is located, come back for review. He presented a rendering of the original screening along with the revised changes. He presented photos of the roof looking at the west elevation of Building F where exhaust features and other elements of roof-top equipment is located pretty close to the edge of the fascia, as well as conduit that runs along the perimeter of Building G. Under the original approval, the roof-top screening would be mounted in this area, but because of so much equipment it would prevent it from being placed there and relocating it would cause a substantial disruption to those existing businesses. Due to these issues, the applicant is proposing an alternate placement of the screening. Instead of placing it slightly stepped back from the edge of the building fascia it will be surface mounted onto the outside of the wall. Mr. Melloni presented the structural detail and cross section of the building fascia and discussed how this would be mounted on the exterior of the building. Staff feels that with this proposed change, there are some general concerns on having it mounted on the exterior. He questioned how it will interact with portions of the fascia and if mounted on the exterior, how will it return and how will the new massing look on the building.

The Commission reviewed the renderings of Buildings F and G and discussed how the element has become taller and industrial looking, and how it will drop down below the parapet with a wider band. They reviewed the 3-D images and renderings and had a lengthy discussion on the amount of equipment on the roof and how the screening will be located and mounted.

The Commission continued to discuss different types of screening and its location and placement on the building. Commissioner McIntosh felt there was a better solution than slapping up an 8' screen the whole length of the building. He suggested putting the brackets on the face of the building and make it part of the architectural detail. Commissioner Vuksic agreed and felt the screen doesn't need to be as tall. Commissioner McIntosh said this will then become something interesting that has rhythm to break it up and give it composition verses this big long industrial element. Commissioner Vuksic gave the applicant some ideas of what he can do with the brackets and the screen to make it interesting.

ACTION:

Commissioner Lambell moved to continue Case MISC 18-0007 (Amendment #1) subject to submitting a rendering making the brackets a part of the architectural element to break up the long screen along the west and south elevations of Building F. Motion was seconded by Commissioner McIntosh and carried by a 6-0-1 vote, with Lambell, Levin, McIntosh, Schmid, Vuksic, and Van Vliet voting YES and McAuliffe abstaining.

Commissioner McIntosh left at 2:00 p.m.

B. Preliminary Plans:

1. CASE NO: PP 19-0002

APPLICANT AND ADDRESS: KSP STUDIO, 23 Orchard Road #200, Lake Forest, CA 92630

NATURE OF PROJECT/APPROVAL SOUGHT: Consideration of a design review for a Precise Plan to construct two (2) single-story, 17,915 square-foot storage buildings totaling 35,830 square feet on an existing self-storage facility.

LOCATION: 74-789 Joni Drive

ZONE: S.I.

Mr. Nick Melloni, Assistant Planner, presented a proposal for two (2) virtually identical 17,915 square-foot buildings totaling 35,830 square feet on an existing self-storage facility located on Joni Drive. Additional site improvements consist of a 4'-5" wide ADA complaint sidewalk as required by Public Works, as well as landscaping improvements along the Merle Street (Merle) frontage and an exception for the rear setback requirement. He presented the proposed site plan and described the site changes, the landscape plan, and passed around the materials board. The roof-top equipment will be screened by metal screening and located towards the northern end of the building to add further separation from the right-of-way. The surrounding land uses to the north and west are primarily service industrial, light industrial, automotive services and some office uses. To the south and west it is primarily single-family residential. He said the edge condition is primarily overgrown landscaping placed directly behind the existing curb face. There is also a 5' CMU wall with chain link and topped with barbed wire. He presented photos of the site from Joni and Merle. The changes comply with all development standards with the exception of the rear set-back as code requires a 25' setback. As designed, it is 25' from the existing property line, but because of the non-conforming nature of the property the property line is out by the curb. Once this goes through the review process with Public Works, there will be an additional dedication creating the 15' setback. Because of the low impact nature of the use there's not going to be any through access onto Merle which is a residential street. The landscape buffer is 15' wide and accommodates all the necessary landscape that will help soften the design. Staff recommends approval of the project as shown with some modifications that the roof access be screened and conditioned in the Precise Plan.

MS. SHAB VAKILI, Project Architect, said they will be building two (2) one-story masonry buildings for household storage. The two (2) buildings will be located on the southeast part of the property where it used to be RV parking.

Commissioner Levin asked if the only right-of-way would be the sidewalk and Mr. Melloni said that was correct and based on the survey it appears to extend out to the street and Public Works will only obtain enough right-of-way for a 4'-5" wide ADA complaint sidewalk continuous along Merle.

The Commission reviewed and discussed the wall texture and lighting on the property that is in conformance with the code and screened from the residential areas.

Commissioner Lambell left at 2:20 p.m.

Commissioner Vuksic was concerned with the metal roof screen looking like a tower and suggested making it a four-sided element with an opening where you walk through but not open all the way to the top. Commissioner Vuksic and the applicant reviewed and discussed the mechanical equipment screening and how it appears to be higher on some sides than others. MS. VAKILI said the roof top equipment will be 5' and sets on a 6 to 8" pre-fab curb and the top of deck will be 12'-6" and 4' to 5' over the parapet. Commissioner Vuksic thinks it is important that those don't just look like a giant piece of mechanical equipment. He understands you won't see them as much as you do in the elevations, but based on what he's looking at he can guarantee that they will be visible. MS. VAKILI said they can minimize the height of the screen to match the top of the unit so that doesn't become an eye sore in itself. Commissioner Vuksic said that might be better because he doesn't think they are really large enough to come off as another layer of architecture. If they are corrugated metal it will look like a metal box. He said another option would be to just lower them so they go away more without an open side on them possibly even a gate that matches the screen.

Commissioner McAuliffe said they have done a really nice job dealing with the exceptionally long elevations and the massing works well given what they are. He referred to the wall in the middle between the buildings and suggested to inset that wall by 3' to provide a little bit more dimension.

ACTION:

Commissioner Vuksic moved for preliminary approval subject to: 1) mechanical screening shall be lowered to be in line with the top of the mechanical equipment; 2) enclosures shall be four-(4) sided with a gate that matches the texture and material of the screen itself; and 3) the wall between Buildings 1 and 2 shall be recessed 3' as viewed from Merle Street.. Motion was seconded by Commissioner Levin and carried by a 5-0-2 vote, with Levin, McAuliffe, Schmid, Vuksic, and Van Vliet voting YES and Lambell and McIntosh absent.

C. Miscellaneous Items:

None

VI. COMMENTS

Mr. Eric Ceja, Principal Planner, reported that staff is moving towards memorandums on miscellaneous items instead of a full staff report. The memorandum will contain the project description and staff recommendations. Staff will still continue to provide full staff reports on items for public hearings for Planning Commission and City Council.

VII. ADJOURNMENT

Commissioner Levin moved to adjourn the Architectural Review Commission meeting at 2:30 p.m.



ERIC CEJA
PRINCIPAL PLANNER
SECRETARY



JANINE JUDY
RECORDING SECRETARY