



ARCHITECTURAL REVIEW COMMITTEE RESULTS

CITY HALL – STUDY SESSION ROOM
68700 AVENIDA LALO GUERRERO
CATHEDRAL CITY, CA 92234

DATE: OCTOBER 12, 2009

ARCHITECTURAL REVIEW COMMITTEE MEMBERS

KENDRA CULBERTSON, CHAIR

JOHN RIVERA, VICE-CHAIR
ED GERLACH, COMMITTEE MEMBER

MICHAEL KINER, COMMITTEE MEMBER
RANDY PURNEL, COMMITTEE MEMBER

CALL TO ORDER

The meeting was called to order at 3:07 p.m.

ROLL CALL

Chair Culbertson – Excused Absence
Vice-Chair Rivera – Present
Committee Member Gerlach – Present
Committee Member Kiner - Present
Committee Member Purnel – Present

OLD BUSINESS (CONTINUED FROM THE SEPTEMBER 14, 2009 MEETING)

1. **Design Review No. 09-001 – A recommendation to the Planning Commission on the architecture and landscaping for a single-story commercial/retail building totaling 4,262 square feet located on a 10,450 square foot lot.**

Applicant: Desert Green Consultants
Location: Northeast Corner of East Palm Canyon Drive and Monty Hall Drive
Zoning: MXC (Downtown Mixed-Use Commercial)
Planner: Keith Scott, Redevelopment Planning Liaison

The Committee recommended the following changes to the plans:

1. Show the back of parapet walls and tower element on the north and east elevations.
2. Enhance detailing of the cornice on both the tower element and the parapets.
3. Add a second band or recessed area on front of building; use the same color for both bands that contrasts to the building wall color and potentially locate business signage between the bands.
4. Carry the recessed area for the windows all the way to the ground; each window and doorway recessed area shall be no less than 10 feet high.
5. Use more “step-downs” on both the south and west parapets (similar to sketch provided by Member John Rivera).
6. Eliminate the cut-outs (windows) on the side walls of the tower element.
7. Add a “wow” factor to the front of the tower element (ex: tile-inset medallion).

8. Provide a "tear sheet" for proposed light fixtures.
9. Provide a "tear sheet" for the proposed benches and relocate southern-most bench south of the tree closest to East Palm Canyon Drive.
10. Provide a roof plan showing parapet heights and bracing.
11. Use the "left color palette" (Restrained Gold body; Relic Bronze door, window and cornice; and Ivoire for recessed areas). Number the colors and label the elements on the elevation with the numbers to identify the color scheme
12. Substitute Mexican Fan Palms for Shoestring Acacia.
13. Use appropriate substitute s for Society Garlic, Verbenia and Morea (coordinate with staff).
14. Use tree grates of suitable size for the three street trees.

A subcommittee of Member Kiner and Vice Chair Rivera is to meet with applicant to work out details of the above on Monday, October 19 at 8:30 am at Member Kiner's offices. Applicant will provide advance information for the subcommittee (with copies to staff) prior to the Monday meeting. Final plans to be provided to staff by Applicant prior to Planning Commission hearing.

A motion to approve the project with the recommended changes was made by Committee Member Gerlach, seconded by Committee Member Kiner and approved by a vote of 4 – 0.

In addition to the above, staff is requesting that the parking area along the eastern property line be modified to provide pedestrian access to the trash enclosure with a 3-foot wide walkway and 2 feet of solid material adjacent to parking space no. 13.

ADJOURNMENT

The meeting was adjourned at 4:45 p.m. to the next regularly-scheduled Architectural Review Committee meeting to be held on October 26, 2009, at 3:00 p.m. in the City Hall Study Session Room, 68-700 Avenida Lalo Guerrero.

ATTENDANCE SUMMARY

	<u>Meetings Attended</u>	<u>Excused Absences</u>	<u>Unexcused Absences</u>
Chair Culbertson	4	1	0
Vice-Chair Rivera	4	0	1
Member Gerlach	4	1	0
Member Kiner	3	1	1
Member Purnel	4	1	0