



ARCHITECTURAL REVIEW COMMITTEE RESULTS

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

DATE: JANUARY 14, 2008

TIME: 3:00 p.m.

ARCHITECTURAL REVIEW COMMITTEE MEMBERS

KENDRA CULBERTSON, CHAIR

JOHN HOLT, VICE-CHAIR

ED GERLACH

RANDY PURNEL

JOHN RIVERA

CALL TO ORDER

The meeting was called to order at 3:11 p.m.

ROLL CALL

Chair Kendra Culbertson – Present

Vice-Chair John Holt – Present

Committee Member Ed Gerlach – Present

Committee Member Randy Purnel – Present

Committee Member John Rivera – Present

OLD BUSINESS CONTINUED FROM THE DECEMBER 18, 2007, MEETING

- A. Design Review No. 07-002 – A recommendation to the Planning Commission on the architecture and landscaping for two single-story auto repair buildings totaling 5,660 square feet located on two lots totaling 13,936 square feet (Arroyo Auto Repair).**

Applicant: Henry Arroyo

Location: Ramon Road between Agua Caliente Trail and San Luis Rey Road

Zoning: Planned Community Commercial (PCC) District

Planner: Rich Malacoff

The Committee recommended the following changes to the Architecture and Landscape Plans:

1. Provide vines on the decorative columns.
2. Provide random groupings of plantings along Ramon Road.
3. The architectural rendering shall show up-lighting on the columns.
4. The screen wall shall be designed with split face blocks with horizontal joints.
5. Provide a complete color board.
6. Identify sign bands.

7. Submission of revised plans due by January 23, 2008, for upcoming meeting.

A motion to continue this project to the Architectural Review Committee meeting on January 28, 2008, was made by Vice-Chair Holt, seconded by Committee Member Rivera and approved by a vote of 5 – 0.

B. Design Review No. 06-008A – A request for approval of revisions to the previously approved architectural elevations for a 6,887 square-foot commercial office building on a 19,000 square-foot lot (Tang Office Building).

Applicant: Paul Tang
Location: Rancho Vista Drive between Ramon Road and Via Olivera
Zoning: Planned Community Commercial (PCC) District and Specific Plan No. 87-26
Planner: Rich Malacoff

The Committee recommended the following changes to the Architecture and Landscape Plans:

1. Increase the girth of the columns on the north elevation (under the shadow line) to a minimum width of 3 feet.
2. Eliminate the planter on the south side of property and adjust the width of the parking stalls below the building. Push the columns toward the interior to improve turning movements for parking.
3. Remove the planter adjacent to the south wall along property line and replace with a curb approximately 6 inches from the wall. Increase the width of the planter adjacent to the building while retaining the appropriate width of the driveway to meet code.

A motion to recommend approval of the project, with staff review of the recommended changes, was made by Committee Member Rivera, seconded by Committee Member Gerlach and approved by a vote of 5 – 0.

C. Administrative Design Review No. 07-012 – A request for approval to raze the existing manager’s quarters at the mobile home park, construct a new 1,763 square-foot residence/office for the on-site manager, and add various new landscape elements to the mobile home park entrance (Tramview Mobile Home Park).

Applicant: Tramview Mobile Home Park / Jacquie Jaurequi
Location: East side of East Palm Canyon Drive at 67920 East Palm Canyon Drive
Zoning: Multiple-Family Residential (R-2) District
Planner: David Jump

A motion to continue this project to the Architectural Review Committee meeting on January 28, 2008, was made by Vice-Chair Holt, seconded by Committee Member Rivera and approved by a vote of 5 – 0.

NEW BUSINESS

- A. Design Review No. 07-007 – A recommendation to the Planning Commission on the architecture and landscaping for a 13,969 square foot grocery store on a 1.38 acre parcel (Fresh and Easy Grocery Store).**

Applicant: Fresh and Easy Grocery Store
Location: Date Palm Drive south of 30th Avenue
Zoning: Planned Community Commercial (PCC) District and Specific Plan No. 87-26
Planner: Rich Malacoff

The Committee recommended the following changes to the Architecture and Landscape Plans:

1. Expand the west planter to 6 feet in width to accommodate trees.
2. Convert the railing on west elevation to a 6-foot wall with decorative cap.
3. Provide a planter at the corner and incorporate small trees.
4. Provide enhanced paving at the pedestrian and vehicular entrances. Provide potted plants along building front and sides.
5. Provide a wall with a minimum height of 42 inches along Date Palm Drive.
6. Remove Fortnight Lilly from the landscaping pallet.
7. Landscaping at the front shall be designed in an asymmetrical pattern and taper toward adjacent properties.
8. Provide 2 trees in the concrete area at the front corner of the building.
9. Show Palos Verdes at mature size.

A motion to continue this project to the Architectural Review Committee meeting on February 11, 2008, was made by Committee Member Rivera, seconded by Vice-Chair Holt and approved by a vote of 5 – 0.

- B. Design Review No. 06-004 – A request for final approval of the elevations and screen wall as required by the Planning Commission for a 8,256 square-foot commercial building on 0.72 acres (Valley Meat Market).**

Applicant: Mohamed Fadel
Location: Vista Chino between Horizon Road and Date Palm Drive
Zoning: Planned Community Commercial (PCC) District and Specific Plan No. 87-21
Planner: Rich Malacoff

A motion to recommend approval, with the condition to add a decorative cap to the wall, was made by Committee Member Gerlach, seconded by Committee Member Purnel and approved by a vote of 5 – 0.

- C. Conditional Use Permit No. 07-012 – A recommendation to the Planning Commission on the architecture and landscaping for a car wash facility with an area of 9,415 square feet and drive-through restaurant with an area of 2,853 square feet on 1.62 acres.**

Applicant: Geoff Bonney

Location: Northwest corner of Vista Chino at Landau Boulevard

Zoning: Planned Community Commercial (PCC) District

Planner: Rich Malacoff

The Committee recommended the following changes to the Architecture and Landscape Plans:

1. Remove the bricks and match the stonework to the shopping center.
2. Site Plan should relate to, and compliment, the remainder of the center.
3. Use the restaurant to visually block the gas island and car wash from the public right-of-way.
4. Change the roof of car wash from hip to a parapet wall.
5. The view from the intersection of Landau and Vista Chino should be enhanced to provide a visual attraction from the public right-of-way and soften the on-site auto-oriented uses.

A motion to continue this project to a future Architectural Review Committee meeting was made by Vice-Chair Holt, seconded by Committee Member Rivera and approved by a vote of 5 – 0.

ADJOURNMENT

The next regularly scheduled meeting of the Architectural Review Committee will be January 28, 2008.