



ARCHITECTURAL REVIEW COMMITTEE RESULTS

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

DATE: JANUARY 28, 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 3:09 p.m.

ROLL CALL

Chair Kendra Culbertson – Present

Vice-Chair John Holt – Present

Committee Member Ed Gerlach – Present

Committee Member Randy Purnel – Absent (Excused)

Committee Member John Rivera – Present

OLD BUSINESS CONTINUED FROM JANUARY 14, 2008

- 1. 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: Leisa Lukes

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

1. Shoe box fixtures on the wall to have a cut off that throws the lighting straight up and down.
2. Up lighting to have a vandal-resistant enclosure to protect the fixtures from damage.

A motion to recommend approval of the project with the recommended changes was made by Vice-Chair Holt, seconded by Committee Member Gerlach and approved by a vote of 4 – 0.

2. **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

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

1. Show the revised building footprint on the Site and Landscape Plans.
2. Add landscape area at the southwestern corner of the structure with parallel parking for golf carts around the perimeter of structure.
3. Locate parking on north side of new screen wall along East Palm Canyon Drive., reducing planter bed width to the northeast.
4. Add landscape area between the parking lot and the building. Eliminate the sidewalk at building.
5. Set back the front wall in the landscape area and increase the size of the planter area at the entrance with additional planter area on inside of new wall.
6. Reduce drive entrance width and remove the planter island.
7. Increase delineation of the building entry area with landscape with a porch-like setting.
8. Add plaster to the building exterior (if required by City statutes) and roof to be standing seam or tile (per City statutes).

A motion to continue this project to the Architectural Review Committee meeting on February 11, 2008, was made by Committee Member Gerlach, seconded by Committee Member Rivera and approved by a vote of 4 – 0.

New Business

3. **Conditional Use Permit No. 07-013 - A recommendation to the Planning Commission on the architecture and landscaping for the reuse of a building for an irrigation business with outdoor storage (John Deere).**

Applicant: Charles Felix
Location: 36-605 Sun Air Drive
Zoning: Commercial Business Park (CBP-2)
Planner: Rich Malacoff

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

1. Provide additional landscaping at the screen wall if the parking requirement will allow reduction in parking spaces.
2. Apply for an Administrative Variance to raise the level of the wall to 7 feet.
3. Remove 3 existing trees from the storage area.
4. No changes to the building façade.
5. Disabled parking configuration and overall circulation to meet City standards.

A motion to recommend approval of the project with the recommended changes was made by Committee Member Rivera, seconded by Vice-Chair Holt and approved by a vote of 4 – 0.

4. Design Review No. 07-006 – A recommendation to the Planning Commission on the architecture and landscaping for a 60-unit multiple-family apartment complex, which includes a leasing office and community center on a 4.55 acre site.

Applicant: Southern California Housing of the Inland Empire
Location: Between Corregidor Drive and Vaquero Road approximately 315 feet north of Victoria Drive
Zoning: Multiple-Family Residential (R-2) District
Planner: David Jump

A motion to continue review of the landscape plan to the Architectural Review Committee meeting on February 11, 2008, was made by Vice-Chair Holt, seconded by Committee Member Rivera and approved by a vote of 4 – 0.

5. Design Review No. 07-005 – A recommendation to the Planning Commission on the architecture and landscaping for a 158-unit luxury apartment complex with on-site amenities (Rio Vista Apartments)

Applicant: Landau Real Estate
Location: Southwest corner of Landau Blvd. and Quijo Road
Zoning: Planned Community Commercial (PCC)
Planner: Rich Malacoff

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

1. The building placement adjacent to Landau Boulevard should be offset to create alternating building lines.
2. Provide carport elevations.
3. Add cornice details on the carports so that there is a relationship between the architecture of the carports and garages.
4. Increase articulation at the entryways to the buildings.
5. The roofline should incorporate a parapet and corbels to link with the balcony and stairs.

6. Design of the windows should acknowledge the stairway locations / configurations.
7. The bedroom windows should alternate one window with two smaller windows on each of the buildings.
8. Add shutters on each side of the building ends where the arches are located.
9. Provide rounded columns at the clubhouse to compliment the overall architecture.
10. Provide landscaping at the "Carriage Units" to simulate single-family residential landscaping.
11. Increase the amount of shrubs around the apartment units.
12. Provide a more defined entry treatment with landscaping at the corners and entrances of the development.
13. Provide more random planting of trees along Quijo Road.
14. Add potted plants or landscape planters in pool area.
15. Locate decorative pavers in the pedestrian walkways and at the vehicular entrances.

A motion to continue this project to the Architectural Review Committee meeting on February 11, 2008, was made by Committee Member Gerlach, seconded by Vice-Chair Holt and approved by a vote of 4 – 0.

INFORMATION ITEMS

6. Memo from Allen Howe, Communications Officer, *Cathedral City Adopts New Mission Statement* was provided to Committee Members.
7. American Planning Association (APA) Design Review Technical Brief was distributed and discussed.
8. Leisa Lukes noted that NCSP Workshop #3 would be held on February 12, 2008.

ADJOURNMENT

The next regularly scheduled meeting of the Architectural Review Committee will be February 11, 2008, at 3:00 p.m.