



ARCHITECTURAL REVIEW COMMITTEE RESULTS

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

DATE: FEBRUARY 26, 2007

TIME: 3:00 P.M.

ARCHITECTURAL REVIEW COMMITTEE MEMBERS

KENDRA CULBERTSON, CHAIR

ED GERLACH, VICE-CHAIR
ED SOUTHARD

JOHN HOLT
ALAN WATERS

CALL TO ORDER

Chair Kendra Culbertson called the meeting to order at 3:02 p.m.

ROLL CALL

Chair Kendra Culbertson – Present
Vice-Chair Ed Gerlach – Present
Committee Member John Holt – Present
Committee Member Ed Southard – Present
Committee Member Alan Waters – Excused Absence

CONFIRMATION OF THE AGENDA

PUBLIC COMMENTS

During this part of the meeting the public is invited to address the Architectural Review Committee on any matter not on the Agenda. If you wish to speak on an Agenda Item, please wait to be recognized under that item. **EXCEPT FOR SPECIAL CIRCUMSTANCES, THE BROWN ACT PROHIBITS THE ARCHITECTURAL REVIEW COMMITTEE OR STAFF FROM RESPONDING OR TAKING ACTION ON ANY COMMENTS MADE BY THE PUBLIC UNLESS IT PERTAINS TO AN ITEM THAT APPEARS ON THE AGENDA.** All speakers should give their name and city of residence, and limit their remarks to three minutes.

ACTION ITEMS

Committee Member Southard excused himself due to a potential conflict of interest and left the Study Session Room.

- A. **Conditional Use Permit No. 06-007.** Approval of a Final Landscape Plan for an addition to an existing Recreational Vehicle Park.

Applicant: Equity Life Style Properties (Date Palm Country Club)
Location: 36100 Date Palm Drive
Zoning: RR (Resort Residential) District
Planner: Rich Malacoff

The landscaping at the entrance on the corner of Gerald Ford and Date Palm Drive was discussed due to the high visibility of the location. Palm trees and decorative shrubs are to be used. In conclusion, the landscape should match the other side of the project along Date Palm and the opposite front corner of the project (across Date Palm). The three areas of landscaping shall have a cohesive appearance.

A motion was made by Committee Member Gerlach, seconded by Committee Member Holt and was approved 3 – 0.

- B. Design Review No. 06-002.** A recommendation to the Planning Commission on the construction of two commercial buildings having East Palm Canyon frontage and a total of 38,767 square feet and a 54-unit apartment building and seven townhome buildings with a total of 34 residential units to be built to the rear of the commercial structure.

Applicant: Tri-Millennium Cathedral City, LLC
Nasser Mehdizadeh
Location: The project is south of East Palm Canyon Drive between Van Fleet Avenue and West Buddy Rogers Drive
Zoning: DRN (Downtown Residential Neighborhood) District and MXC (Mixed Use Commercial) District
Planner: Rich Malacoff

The project was discussed at length. At the conclusion, staff committed to providing the applicant a list of modifications and clarifications to be made on the Site Plan the next day. This project will be continued to the April 9, 2007 Architectural Review Committee Meeting, and the following changes shall be reflected on the Site Plan.

The following is the list of modifications and clarifications to be made on the Site Plan:

1. On the apartment building, show the opening for the parking structure.
2. Show details on the building such as windows and doorways.
3. Increase the contrast between the wall colors.
4. Provide more surface relief on both the side and rear elevations of both the commercial and residential buildings through the use of architectural elements.
5. Show the landscaping plantings on the renderings.
6. Provide more detail in the area between buildings, including landscaping and street furniture.
7. Provide balcony details, such as construction materials and measurements.
8. Provide additional architectural amenities on the towers of the residential project.
9. The architectural style and details between the townhouses and the apartment should be more consistent.

10. Provide a solid barrier separating the parking area and the pool.
11. Modify the trellis design on the residential buildings so that it is consistent with the building architecture.
12. Provide more texture on all buildings using wainscoting.
13. Provide more details on the type of railings to be used on the commercial structure.
14. Provide two cross sections of the swimming pool area.

A motion was made by Committee Member Holt, seconded by Vice-Chair Gerlach and was approved 4 – 0 to continue the project to April 9, 2007.

ADJOURNMENT

To the next regular meeting of the Architectural Review Committee to be held March 12, 2007 at 3:00 P.M., at the City Hall - Study Session Room, located at 68-700 Avenida Lalo Guerrero, Cathedral City, California 92234.

NOTE TO THE PUBLIC:



IN COMPLIANCE WITH THE AMERICANS WITH DISABILITY ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT RICH MALACOFF, ASSOCIATE PLANNER AT (760) 770-0339. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING. [28 CFR 35.104 ADA TITLE II]