



ARCHITECTURAL REVIEW COMMITTEE RESULTS

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

DATE: NOVEMBER 10, 2008

ARCHITECTURAL REVIEW COMMITTEE MEMBERS

KENDRA CULBERTSON, CHAIR

ED GERLACH, VICE-CHAIR

RANDY PURNEL, COMMITTEE MEMBER

MICHAEL KINER, COMMITTEE MEMBER

JOHN RIVERA, COMMITTEE MEMBER

CALL TO ORDER

The meeting was called to order at 3:06 p.m.

ROLL CALL

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

NEW BUSINESS

1. **Conditional Use Permit 08-009 – A recommendation to the Planning Commission on a 65-foot high cell tower (monopalm) located in the parking lot behind Palm Springs Bowling Lanes.**

Applicant: Verizon Wireless
Location: 68051 Ramon Road
Zoning: PCC (Planned Community Commercial) District
Planner: Leisa Lukes, City Planner, RLA

Senior Planner Malacoff excused himself due to possible conflict of interest.

A motion to recommend approval with the following conditions was made by Committee Member Rivera, seconded by Committee Member Purnel and approved by a vote of 3 – 0.

1. The planter bed in which the monopalm telecommunications facility is to be located shall have a 6-inch curb surrounding.
2. The monopalm shall be a maximum height of 65 feet in height, and the proposed dish component along the side of the pole shall be screened from view with a “palm ball” or equivalent screening technique, or moved out of view.
3. Install two live Date Palms (*Phoenix dactylifera*) to match the monopalm “variety.” One shall be 30 feet in height and one shall be 40 feet in height.

4. Bougainvillea and Lantana shall be installed throughout the new planter in which the monopalm is to be located, with Texas Ranger planted to screen the base of the monopalm.
5. Decomposed granite (DG) to be added to all landscape planter beds at a level 2 inches below top of curb. The DG color shall match the DG used in existing parking lot planter beds.
6. The new equipment enclosure shall be of a material and color to match the existing building.
7. The Conditional Use Permit shall be valid for 5 years with the option for renewal granted upon City approval.

2. Administrative Design Review No. 08-012 - Approval of Architectural and Landscape changes to an approved Site Plan for the Sheraton Desert Cove Hotel.

Applicant: City Urban Revitalization Corporation
Location: East Palm Canyon between Van Fleet Avenue and date palm Drive
Zoning: MXC (Mixed Use Commercial) District and DRN (Downtown Residential Neighborhood) District
Planner: Rich Malacoff, Senior Planner, AICP

A motion to approve with the following conditions was made by Committee Member Rivera, seconded by Committee Member Purnel and approved by a vote of 3 – 0.

1. Submit to the Architectural Review Committee (ARC) the proposed architectural detail to be provided on the north-facing mechanical equipment wall, which may include one or more of the following:
 - a. Art in compliance with the “Art in Public Places” ordinance
 - b. “Green wall” design
 - c. Enhanced landscape plant materials
 - d. Architectural features
2. Submit to the ARC a visual identifying the materials of the proposed shade structure to be used over the south-facing top windows.
3. Create a shadow effect to enable the 3 color elements applied to the face of the structure to be further delineated by the observer. This may include one or more of the following:
 - a. Add an enhanced bullnose element separating the colors
 - b. Extend the building outward between one or more of the colors
 - c. Modify the stucco texture behind one or more of the colors, with the top color to have a smooth stucco texture (non-reflective) and the bottom color to have the coarsest stucco texture
 - d. Deepen and/or lighten the proposed colors

The process for evaluation shall be for the Applicant to create a “mock up” of the colors on the project. The “mock up” is to be stored on-site and examined after the effect of weathering for review by the ARC.

4. Move the Sheraton emblem above the window on both north-facing towers.
5. The proposed window design for the restaurant may be modified as necessary in consideration of automobile headlights.

ADJOURNMENT

The meeting was adjourned at 5:10 p.m. to the next regularly-scheduled Architectural Review Committee meeting to be held on November 24, 2008, at 3:00 p.m.

ATTENDANCE SUMMARY

	<u>Meetings Attended</u>	<u>Excused Absences</u>	<u>Unexcused Absences</u>
Chair Culbertson	4	0	0
Vice-Chair Gerlach	2	2	0
Member Kiner	3	1	0
Member Purnel	3	1	0
Member Rivera	3	1	0