



ARCHITECTURAL REVIEW COMMITTEE RESULTS

**CITY HALL – ADMINISTRATION CONFERENCE ROOM
68700 AVENIDA LALO GUERRERO
CATHEDRAL CITY, CA 92234**

DATE: DECEMBER 18, 2007

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 3:07 p.m.

ROLL CALL

Chair Kendra Culbertson – Present
Vice-Chair Ed Gerlach – Absent
Committee Member John Holt – Present
Committee Member John Rivera – Present

CONFIRMATION OF THE AGENDA

ACTION ITEMS

- 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 more architectural enhancements to the west elevation and to the exposed side of the east elevation.

2. In the front yard, provide an approximate three-foot wall parallel to Ramon Road and adjacent to the parking lot. On top of the three-foot wall there should be an arched structure that extends to a height equal to the building to screen the open garage bays from Ramon Road.
3. Locate random groupings of plant material adjacent to the project wall.
4. Add split face block to the south elevation of the building.
5. The trash enclosure material should be consistent with the proposed awning material.
6. Provide a color board and detailed landscape plan.

A motion to continue this project to the next Architectural Review Committee Meeting on January 14, 2008 was made by was made by Committee Member Rivera, seconded by Vice-Chair Holt and approved by a vote of 4 – 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. Lower the arches and thicken the columns on the west elevation.
2. Integrate the architectural features on the north and south elevations.
3. Provide an architectural break or surface relief on the north side between the new addition and the remainder of the building.
4. Reduce the width of the planter on the south elevation.
5. Eliminate planter and widen the column on the north side of building.

6. Place steel columns on the east elevation under the shadow line.
7. Replace the Palm Trees on site to another species and replace Tipo Tree under the overhang.
8. Provide a new landscape pallet with more evergreen trees for approval by Committee Member Purnel.

A motion to continue this project to the next Architectural Review Committee Meeting on January 14, 2008, was made by was made by Committee Member Purnel, seconded by Committee Member Rivera and approved by a vote of 4 – 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: North side of East Palm Canyon Drive at 67920 East Palm Canyon Drive.
Zoning: Multiple-Family Residential (R-2) District.
Planner: David Jump (presented by Robert Rodriguez)

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

1. The style of the facility should be more commercial rather than residential.
2. The building should have materials such as plaster, stucco, and a tile roof. In addition the office portion of the project should be compliance with the requirements of the Americans with Disabilities Act.
3. Consider constructing a 6-foot block wall along East Palm Canyon to screen the proposed facility.
4. Add enhanced paving at the entrance, as shown on plan.
5. Work with Engineering and Building Department Staff regarding ADA site access (onsite and offsite).

The ARC provided 3 options to the applicant:

- Option 1. If the building remains in the same location there should be a complete redesign of building that includes a wood structure, more massive design to compliment East Palm Canyon Drive, and architectural details that are compatible with the City's Design Guidelines.
- Option 2. Move the structure so that the building is not fronting on or visible from East Palm Canyon.
- Option 3. Rotate the building and screen with a combination of walls, gates and landscaping.

A motion to continue this project to the next Architectural Review Committee Meeting on January 14, 2008 was made by Vice-Chair Holt, seconded by Committee Member Rivera and approved by a vote of 4 – 0.

ADJOURNMENT

The next regularly scheduled meeting of the Architectural Review Committee will be January 14, 2008.

Note that the December 24, 2007 is cancelled due to the holiday.