



## ARCHITECTURAL REVIEW COMMITTEE RESULTS

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

DATE: MAY 14, 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

Vice-Chair Ed Gerlach called the meeting to order at 3:05 p.m.

### ROLL CALL

Chair Kendra Culbertson – Excused Absence  
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.

Leisa Lukes, City Planner, announced that Vice-Chair Ed Gerlach, Committee Member Ed Southard and Chair Kendra Culbertson's terms were expiring on June 30, 2007 and that applications were being accepted by the City Council.

City Planner Lukes also announced that there would be no ARC meeting on May 28 and that the next meeting would be held on June 11, 2007.

### **ACTION ITEMS**

- A. Conditional Use Permit 06-005 (Oil Change Facility).** Final approval of the landscape plan for an auto service facility.

**Applicant:** Seva Okhrimoski  
**Location:** 68500 Ramon Road - (Adjacent to the Ramon Canyon Hand Car Wash)  
**Zoning:** PCC (Planned Community Commercial)  
**Planner:** Rich Malacoff

The ARC committee members were satisfied with the landscape plan as presented. The plan showed added landscaping along Aliso Street, adjacent to the residential area. Additional trees were provided for shading in the parking area. The committee requested, as a condition of approval, that the applicant substantiate whether the petite pink Oleander is disease-prone. If it is, then an alternate specimen is to be substituted.

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

- B. Design Review No. 07-001 (Burlington Coat Factory Complex).** A recommendation to the Planning Commission for approval of the landscaping, to modify an existing commercial shopping area.

**Applicant:** Cathedral City Storage, LLC  
**Location:** 35900 Date Palm Drive  
**Zoning:** PCC (Planned Community Commercial)  
**Planner:** Rich Malacoff

Upon lengthy discussion, the Committee recommended the following:

1. On the north elevation (facing Sam's Club), continue the striping (paint pattern) from where it is currently proposed to stop (as shown on the drawings wrapping around from the west elevation to the north elevation), along the entire length of the north side of the building.
2. On the south elevation (facing Gerald Ford), remove the top middle glass panels to eliminate the appearance of an atrium.

3. Provide landscaping around the Harbor Freight Company's entrance to match the Burlington Coat Factory entrance.
4. Narrow the driveway on the south side of the property to achieve the following:
  - a. More articulated building entrance to both Burlington Coat Factory and Harbor Freight Company.
  - b. More landscaping on the northwest corner of the building near the former Sam's Club.
5. Provide alternative color palette using larger samples. Applicant to meet with Redevelopment Agency personnel, either Jan Davison or Keith Scott, Associate Planner Malacoff and Committee Member Southard for final review.
6. Show the landscaping on the elevations to be representative of the plants that are proposed.

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

**C. Design Review No. 05-007 (Building J of the Civic Center Complex).** Revisions to the architecture of an approved commercial building.

**Applicant:** CK Construction  
**Location:** Buddy Rogers Drive between Pickfair Street and Monty Hall Drive which is adjacent to the Mary Pickford Theatre  
**Zoning:** MXC (Mixed Use Commercial)  
**Planner:** Rich Malacoff

The following is a summary of the Committee's recommendations:

1. Provide roof tile and lighting that matches the other buildings downtown to the satisfaction of the City of Cathedral City and the Redevelopment Agency.
2. Revise the hip roof in the middle of the south elevation to be a gable roof; ensure that the parapet wall wraps around the building to meet the gable.
3. Provide an accurate site plan. Show the dimensions of the first floor and second floor, and the locations of the curbs, trees with grates, and sidewalks.
4. Provide safety/security gates between the building and the Mary Pickford Theatre (2 places).
5. Provide a north elevation for the portion of the building that is exposed.

6. Provide the sidewalk paver pattern. Show how the pattern varies to emphasize the storefront entrances.
7. Provide an elevation that shows the trees as part of the appearance of the building on the Buddy Rogers side of the building.
8. The Committee did not require the project to be brought back to Committee. Committee Member Holt is to meet on site with applicant for approval of the final modifications.

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

- D. Planned Unit Development 07-001 (Desert Princess Resort).** A recommendation to the Planning Commission and City Council for approval of the architecture and landscaping for a 122-unit single family residential development located in the Desert Princess Community.

**Applicant:** Empire West Development  
**Location:** Northwest corner of North Laguna Drive at West Natoma Drive  
**Zoning:** RR (Resort Residential)  
**Planner:** David Leonard

The Committee recommended the following:

1. Stagger the homes an average of 20 feet from the front of the property line (i.e., 18', 20', or 22') in order to change the visually linear alignment of the homes along the two streets on the perimeter of the Master Series III phase of the development.
2. Show the placement of lighting on the homes as well as lighting to the entrances.
3. Revise the landscape plan to show the landscaping along the side yard and backyard of the lots.

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

### **COMMITTEE MEMBER COMMENTS**

### **ADJOURNMENT**

To the next regular meeting of the Architectural Review Committee to be held June 11, 2007 at 3:00 P.M., at the City Hall - Study Session Room, located at 68-700

Avenida Lalo Guerrero, Cathedral City, California 92234. The May 28, 2007 ARC meeting is cancelled in observance of the Memorial Day holiday.

**NOTE TO THE PUBLIC:**



**IN COMPLIANCE WITH THE AMERICANS WITH DISABILITY ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE PLANNING DEPARTMENT AT (760) 770-0370. 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]**