



## ARCHITECTURAL REVIEW COMMITTEE SPECIAL MEETING RESULTS

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

DATE: OCTOBER 15, 2007

TIME: 3:00p.m.

### ARCHITECTURAL REVIEW COMMITTEE MEMBERS

KENDRA CULBERTSON, CHAIR

JOHN HOLT, VICE-CHAIR

ED GERLACH

RANDY PURNEL

JOHN RIVERA

### CALL TO ORDER

Chair Kendra Culbertson called the meeting to order at 3:03p.m.

### ROLL CALL

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

### 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

- A. Design Review No. 07-004 – A recommendation to the Planning Commission on the architecture and landscaping for two single-story commercial/retail buildings totaling 4,600 square feet located on two lots totaling 14,400 square feet (Ramon Road Commercial).

**Applicant:** Bill Wright  
**Location:** Southeast corner of Ramon Road and Canyon Vista Road  
**Zoning:** Planned Community Commercial (PCC) District  
**Planner:** David Jump

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

1. Verify the required setback on Canyon Vista Drive.
2. The varied architectural features of the buildings should be minimized appropriate to the size of the buildings.
3. Windows should match the related arches and possibly include step backs at the top corners of the windows.
4. Reduce the size of the signage area and lower the proposed placement to eye level.
5. Provide trees in the parking lot to achieve 50% shade coverage.
6. Add decorative elements to the blank wall spaces on the east and south sides.
7. Examine the design of the disabled access to the building for adequacy.
8. Move the finger planter on the south side of the west building so that it is not an obstruction for vehicles.

A motion to continue the project to the next Architectural Review Committee meeting was made by Committee Member Gerlach, seconded by Committee Member Purnel and approved by a vote of 4 – 1, with Vice-Chair Holt voting No.

Committee Member Rivera volunteered to facilitate the redesign process.

**B. Design Review No. 06-010, Conditional Use Permit No. 06-008, and Conditional Use Permit No. 07-004 – A recommendation to the Planning Commission and City Council on the architecture and landscaping for 7 commercial buildings on a 71,884 square-foot project site (Uptown Village).**

**Applicant:** Intero Real Estate  
Dan Gluhaich  
**Location:** East side of Date Palm Drive between Rosemont and McCallum Drive  
**Zoning:** Uptown Village Specific Plan and PCC (Planned Community Commercial District)  
**Planner:** Rich Malacoff

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

Staff recommended the following changes:

1. Add matching stone to the canopy over the drive-thru for Rite Aid.
2. Add vines on the wall along the easterly property line adjacent to Heritage Park.
3. Add accent trees at the street edges on the west side of the project, including the entryways.

The ARC concurred with Staff's recommended changes and added the following recommendations:

1. Add a richer color to the area behind the arches of Buildings 3 and 7 which will give the arches more definition.
2. Building 5: Move 3 parking spaces; push the building forward (to the east by 5'); provide planting on west side; and locate loading at the rear.
3. Buildings 2 and 4: Join the windows together or separate them with a plaster column.
4. Building 6: Provide a horizontal transom to fill the space if the window is over 10 feet.
5. All transoms on the site should be consistent.
6. Add more diamond spaces with shade trees in the parking areas around the site.
7. Add landscaping south of Building 5.
8. Shorten the landscape median at the center entry to provide unobstructed pedestrian crossing.
9. Provide lighting along all walkways, especially along San Vicente.
10. Increase the pedestrian connections from the parking lot to all buildings.
11. Ensure there is a minimum of 3 feet of dirt in the rear planter along property line adjacent to Heritage Park for sufficient planting area.
12. No parking shall be allowed along the rear driveway adjacent to Heritage Park.
13. Provide pedestrian walkways to Buildings 4 and 2 from the sidewalk on Date Palm.
14. Turf areas, if provided, should be located close to the pedestrian areas.
15. Provide more palms at the corners of the project at Rosemount and McCallum.
16. Increase the amount of planter areas in the center courtyard to soften the hardscape.

17. Provide trees in grates or in diamond planters along the Rite Aid frontage (west end south sides).
18. Provide a landscape planter area adjacent to the east side of Rite Aid to reduce the drive area while retaining a proper delivery area and assuring appropriate turning radii for truck deliveries.
19. At Building 5 remove 2 parking spaces on the south side of the building and merge with landscaping.

A motion to recommend approval of the project with the recommended changes was made by Vice-Chair Holt, seconded by Committee Member Rivera and approved by a vote of 5 – 0.

- C. The next meeting of the Architectural Review Committee was discussed and will be held Tuesday, November 13, 2007.**

#### **INFORMATION ITEMS**

**Commercial Façade Program** - Mitch Nieman, City Engineering Project Manager, responded to Committee suggestions, and to Committee Member Rivera's memo and drawings.

#### **ADJOURNMENT**

The next Architectural Review Committee to be held Tuesday, November 13, 2007 (due to Monday holiday) at 3:00 P.M., at the City Hall - Study Session Room, located at 68-700 Avenida Lalo Guerrero, Cathedral City, California 92234.