



# MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE ~ MEETING RESULTS ~

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

DATE: FEBRUARY 26, 2013

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## CALL TO ORDER

The meeting was called to order at 3:09 p.m.

## ROLL CALL

Chair Culbertson - Present  
Vice-Chair Rivera - Present  
Committee Member Kiner – Present  
Committee Member Purnel - Present

## APPROVAL OF MINUTES FROM FEBRUARY 12, 2013

**MOTION:** Committee Member Kiner, seconded by Committee Member Purnel to approve minutes of the February 12, 2013 meeting. Motion passed 4-0

## NEW BUSINESS

1. **Design Review No. 13-001** – Review and recommendation to the Planning Commission on the architecture and landscaping for a new 9,099 square-foot commercial building to be located on a currently-vacant site.

**Project Name:** Family Dollar at Victoria  
**Applicant:** Boos Development / Greenberg Farrow  
**Location:** South of the southeast corner of Date Palm Drive/Victoria  
**Zoning:** PCC (Planned Community Commercial) District  
**General Plan:** CG (General Commercial)  
**Proj. Manager:** Leisa Lukes

A motion was made by Committee Member Kiner and seconded by Committee Member Purnel and approved on a 3-0 vote to recommend approval of the project as shown that incorporates the ARC comments from February 12, 2013, and with the following revisions:

### Architecture

1. The backs of the parapet walls shall be metal with a low profile seam and shall be painted Sherwyn Williams #SW 0007 (Decorus Amber) except at the entrance, which shall be painted #SW 6099 (Sand Dollar).
2. The wainscotting shall be Nichiha Sandstone #ED 641 (Autumn Brown). The associated building colors shall be #SW 6099 Sand Dollar; #SW 0007 (Decorus Amber); and #SW 0010 (Wickerwork).
3. The awning shall be comprised of sheet metal in Brite Red with an interlocking system and horizontal returns.

Site Design and Landscape

1. Install Myoporum at a minimum of 1-gallon size.
2. Install 60% of the Desert Museum trees at 24-inch box size and install 40% at 15-gallon size. Install the larger trees in locations that take into account the site design elements (key locations, maintenance, etc.).
3. Locate the bougainvillea so that does not create a hedge.
4. Remove the note from the plan stating that plants may be substituted.
5. Revise the choice of plant materials and their placement within the planter at the entryway to the building to reflect the fact that this is a key focal point of the project site.
6. Replace the plant material within the retention basin with drought desert landscape plants and vary their spacing so that it appears more natural; open soil should be covered with decomposed granite.
7. Redesign the placement of the plants along the north edge so that they do not create a hedge effect and so that they are far enough back from the parking areas to not be damaged by vehicles pulling into the parking spaces.
8. Gravel can be installed between groups of plants to create an interesting and low maintenance design in the area on the south side of the building.
9. Coordinate with Leisa Lukes, City staff, to obtain a recommendation of approval on the landscape plan from Architectural Committee Member Randy Purnel *before* proceeding to Planning Commission.

2. **Conditional Use Permit No. 13-001** – Review and recommendation to the Planning Commission on the architecture and landscaping for a self-service express car wash to be located on a currently vacant site.

**Project Name:** Green Clean Express Wash  
**Applicant:** Candace Cook  
**Location:** 67400 Ramon Road  
**Zoning:** PCC (Planned Community Commercial) District  
**General Plan:** CG (General Commercial)  
**Proj. Manager:** Leisa Lukes

A motion was made by Committee Member Kiner and seconded by Committee Member Purnel and approved on a 4-0 vote to recommend approval of the project as shown that incorporates the ARC comments from February 12, 2013, with the following revisions to be approved by staff:

Architecture and Landscape

1. Submit to the City a will-serve letter from Burrtec prior to the issuance of a building permit.
2. Decorative light fixtures shall be mounted on poles along the west edge of the property in the northern and southern quadrants and additional lighting will be provided by the landscape lighting. (This replaces Item #3 of the Feb. 12 ARC Results)
3. Show additional plant material, either Cassia or Texas Ranger, along the frontage to reduce on-site automobile lights from distracting the motoring public on Ramon Road.
4. All palms will be 8 to 10 feet+ upon installation.
5. Remove soils amendments condition from plant specifications.

**ADJOURNMENT**

The meeting was adjourned at 5:00 p.m. to the next regularly-scheduled Architectural Review Committee meeting to be held on Tuesday, March 26, 2013, at 3:00 p.m. in the City Hall Community Development Conference Room, 68-700 Avenida Lalo Guerrero.