



# SPECIAL MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE ~ MEETING RESULTS ~

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CITY HALL – COMMUNITY DEVELOPMENT CONFERENCE ROOM  
68700 AVENIDA LALO GUERRERO  
CATHEDRAL CITY, CA 92234

DATE: NOVEMBER 15, 2012

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## CALL TO ORDER

The meeting was called to order at 3:00 p.m.

## ROLL CALL

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

## APPROVAL OF MINUTES FROM OCTOBER 31, 2012

Continued to a future meeting.

## NEW BUSINESS

1. **Administrative Design Review No. 12-003** – Review of the architecture and landscaping for a new 8,320 square-foot commercial building on a site with current approval for a similar commercial structure.

**Project Name:** Family Dollar at Uptown Village  
**Applicant:** Marketplace Properties (John DeFrenza, Architect)  
**Location:** Uptown Village Parcel 1, NE corner Date Palm / McCallum  
**Zoning:** PCC (Planned Community Commercial) District and Specific Plan 99-58  
**General Plan:** CG (General Commercial)  
**Proj. Manager:** Leisa Lukes

A motion was made by Committee Member Kiner and seconded by Committee Member Castillo and approved by a vote of 4 – 0 that the applicant incorporate the modifications and conditions below into the project design with final approval by staff prior to submittal for a building permit. The project landscape architect may communicate with Randy Purnell, ARC landscape member, via Leisa Lukes, city staff.

### Architecture

- a. Patriot Red/Red Ink is the preferred color of red.
- b. The trellis material is to be metal in the color red.
- c. The metal awning is to have standing seams with a vertical face and horizontal returns.
- d. Delete red accents at all parapet caps.

- e. The parapet walls are to reflect a general massing such that there is not a visible appearance of a “fake” front; the parapet backside should match the front of the parapet.
- f. Windows are to be recessed (not flush with face) to the center of the framed wall, at a minimum.
- g. The roof access is to be internal.
- h. The switch gear is to be internal; exterior switch gear is not allowed.

Site Work and Landscape

- a. Replace 3 parking spaces with landscape “finger” islands – one generally centered in the south-facing row of parking; one in the west-facing row of parking adjacent to the disabled access walk; and one directly across the aisle in the east-facing row of parking. (Note that the site is currently over-parked by 9 spaces.)
- b. Remove the sidewalk in the landscape island in San Vicente Drive, replace with plant material, limit the number of trees to 4 and re-align the trees to be in a straight row.
- c. Size all tree spreads to reflect early maturity.
- d. The design and placement of the plant material should be better integrated into site elements.
- e. Redesign the landscaping within the front entry planter such that the tree selected does not block visibility of the building entrance and the ground plane plant material adds interest to the site.
- f. Enhance the landscape at the southwest corner such that it is integrated with the retention basin and future monument sign.
- g. At a minimum, provide landscape lighting at the southwest corner.
- h. The east elevation trellis is to have climbing bougainvillea plants at its face.
- i. Replace Aloe ‘Blue Elf’ with a sustainable desert plant.
- j. Pull the parking lot wall away from the parking spaces and modify the design so that it becomes a cohesive element within the site. Provide decomposed granite between the wall and the parking lot; do not locate plant material in this area.
- k. If mounding is retained, integrate its design into the site elements.
- l. All bollards are to be red in color with decorative caps.
- m. City staff will communicate with owner of Uptown Village to determine potential for their participation in the enhanced landscape at the southwest corner and addition of landscaping adjacent to the drive aisle accessed from Date Palm Drive.

2. **Administrative Design Review No. 12-008** – Review of proposed modifications to an existing commercial building and landscaping for re-use as retail and minor automobile repair.

**Project Name:** American Tire Depot  
**Applicant:** Ara Tchlaghlassian (Bedros Karkjian, Architect)  
**Location:** 68406 East Palm Canyon Drive  
**Zoning:** PCC (Planned Community Commercial) District  
**General Plan:** CG (General Commercial)  
**Proj. Manager:** Leisa Lukes

A motion was made by Committee Member Purnell and seconded by Committee Member Kiner and approved by a vote of 4 – 0 that the applicant address the following and incorporate noted modifications into the project design for a follow-up presentation to the Architectural Review Committee on December 11, 2012. The project landscape architect may communicate with Randy Purnell, ARC landscape member, via Leisa Lukes, Planning Director.

Building Renovation

- a. Install a trellis cover over the trash receptacle.
- b. The colors presented on the “materials board” were not accepted by the ARC. Present to the ARC on December 11 approximately 3 desert-tone color palette options consisting of 2 colors (one base color; one accent color) suitable for the site structures for further discussion and decision.
- c. The entire building and trash enclosure shall be painted a single color exclusive of the following, which are to be painted the “accent” color:
  - i. Building face below display windows (south and west elevation)
  - ii. Column (south elevation)
  - iii. ALL window mullions (bay windows and wall windows)
  - iv. Building entry doors
  - v. Bay doors
  - vi. Trash receptacle trellis
- d. All exposed conduits/wires are to be removed from the building.
- e. Window signs and parking lot banners are regulated per the Cathedral City Municipal Code.
  - i.

Site Work and Landscape

- a. Re-surface and re-stripe all parking areas.
- b. Additional parking lot landscaping is required; at a minimum, restripe the parking spaces in the northern-most row of parking to allow for a full-size landscape “finger” planter with a Palo Verde tree to be located generally in the center of that of parking.
- c. Install a landscape planter generally in the center of the southern-most row of parking and relocate the Palo Verde (Parkinsonia) shown in the planter at the southeastern corner of the parking lot to that new planter.
- d. Replace the 4 Crape Myrtle (*Lagerstroemia indica*) trees with 3 Shoestring Acacia (*Acacia stenophylla*) trees.
- e. Replace the suggested shrub species identified in the Plant List with sustainable desert plants as appropriate.
- f. Install plants at the north face of the new 3-foot wall that will grow tall enough to spill over to the south face of wall (“living wall” as a measure to control graffiti and add interest).
- g. Install several low-growing sustainable desert shrubs throughout the parkway planter adjacent to East Palm Canyon.

**ADJOURNMENT**

The meeting was adjourned at 6:00 p.m. to the next regularly-scheduled Architectural Review Committee meeting to be held on December 11, at 3:00 p.m. in the City Hall Community Development Conference Room, 68-700 Avenida Lalo Guerrero.

**ATTENDANCE SUMMARY**

	<u>Meetings Attended</u>	<u>Excused Absences</u>	<u>Unexcused Absences</u>
Chair Culbertson	12	0	0
Vice-Chair Rivera	10	1	1
Member Castillo	9	2	1
Member Kiner	9	3	0
Member Purnel	9	2	1