



MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE ~ MEETING RESULTS ~

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

DATE: FEBRUARY 12, 2013

CALL TO ORDER

The meeting was called to order at 3:12 p.m.

ROLL CALL

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

APPROVAL OF MINUTES FROM DECEMBER 11, 2012

MOTION: Committee Member Purnell, seconded by Committee Member Kiner

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 that the Applicant revise the architectural elevations and landscape plan to address the following and resubmit for review by the ARC at the next meeting:

Architecture

1. The parapet walls are to have a minimum of 12-inch depth for the corner element and 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 in color and material.
2. The architectural details viewed from the front face, such as the reveal, are to be repeated on the backside of the parapet.
3. Present two samples of the wainscoting, including the Nichiha panel system and the Sandstone for consideration by the Committee.
4. Present two stucco color palettes that would be compatible with the two wainscoting options.
5. Pop-out all rectangular façade elements from the building surface a min. of 6 inches.
6. The rear screen wall is to be constructed of tan slump stone and have a decorative cap.

Site Design and Landscape

1. Show the proposed plant and hardscape configuration for the retention basin areas.
 2. Replace the proposed Oleander along the rear wall with Xylosma.
 3. Select a replacement shrub for the Petite Pink Oleander proposed at Date Palm Drive.
 4. The Committee recommends replacing the proposed Desert Willow trees with a non-deciduous specimen that is drawn at a scale equal to its average mature crown size. If the Desert Willow is to be retained, show its crown at a scale equal to its average mature size. In either case, the revised spacing will result in fewer trees.
 5. Separate and add to the plants shown within the miscellaneous shrub groupings to create an irregular pattern that reflects the plant's growth habits and purpose, and protects its sustainability, i.e., away from open car doors and foot traffic.
 6. Provide additional shrubs as appropriate within the project site, i.e., along the front edge of the north facing parking stalls to screen the lower portion of the vehicles (base of headlights) from the adjacent property.
 7. Be advised that Lantana is a spreading plant and, when planted directly adjacent to paved areas, tends to creep into these areas, requiring heavy pruning that results in a dead-wood, leafless appearance after pruning. It is recommended that the Lantana be planted away from paved areas and used primarily within the larger open spaces away from parked cars.
 8. Show all plants drawn to their average mature size.
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 3-0 vote that the Applicant revise the architectural elevations and landscape plan to address the following and resubmit for review by the ARC at the next meeting:

Architecture and Landscape

1. You may confirm with Burrtec Waste and Recycling of the Desert whether smaller trash and recycling receptacles can replace the proposed commercial dumpster, which would reduce the size of the area currently dedicated for refuse collection. If so, please provide a letter of confirmation to the City.
2. Show the horizontal metal roll-up doors at the car wash entry/exit shall and label them as being the trim color (Sequoia).
3. Decorative light fixtures shall be surface-mounted on the building.
4. Provide a new landscape plan that is designed per the revised site plan. Consider the building design elements when selecting and locating the plant material. Include both plant and hardscape materials within the retention basin areas.
5. Show all plants drawn to their average mature size.

ADJOURNMENT

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