

**HISTORIC SITE PRESERVATION BOARD  
CITY OF PALM SPRINGS, CALIFORNIA**



MEETING MINUTES  
TUESDAY, DECEMBER 10, 2013  
LARGE CONFERENCE ROOM, CITY HALL

**CALL TO ORDER:** Chair DeLeeuw called the meeting to order at 9:00 a.m.

**ROLL CALL:**

**PRESENT:** Chair DeLeeuw, Vice-Chair Johns, Board members Burkett, Hays, Ploss, and Williamson.

**ALSO PRESENT:** Director Wheeler, Associate Planner Lyon.

**ACCEPTANCE OF THE AGENDA:** No changes.

**PUBLIC COMMENT:** None

**1. CONSENT CALENDAR:**

**1.A. APPROVAL OF THE MINUTES: MINUTES FROM THE NOVEMBER 12, 2013 MEETING.**

Correction on page 1 and minutes without last name are not a primary source.

M/S/C Ploss/Hays (6-0) Approved minutes as amended.

**2. PRESENTATION:**

**2.A. PATTI GARCIA, TRIBAL HISTORIC PRESERVATION OFFICER (THPO)  
AGUA CALIENTE TRIBAL HISTORIC PRESERVATION LECTURE SERIES –  
“AN INTRODUCTION TO HISTORIC PRESERVATION ON THE AGUA  
CALIENTE RESERVATION”**

Board member Ploss commented on importance of Chino Cone alluvial area.

Chair de Leeuw asked about tribal position on Spa Hotel.

Patti Garcia indicated that the Springs is a priority, although she had not specifically discussed the issue.

**3. UNFINISHED BUSINESS:**

**3.A. CONSIDERATION OF HISTORIC DESIGNATION NOMINATION FOR CASE HSPB 80/81 THE ALEXANDER HENRY RESIDENCE & GUEST HOUSE, LOCATED AT 1120 VIA MIRALESTE AND 630 EAST TACHEVAH.**

Continue to the January 14<sup>th</sup> HSPB meeting. By consensus to continue to find the owner and followup.

**3.B. CONSIDERATION OF HISTORIC DESIGNATION NOMINATION FOR CASE HSPB 83 THE PALM SPRINGS RACQUET CLUB LOCATED AT 2743 NORTH INDIAN CANYON DRIVE.**

Review information and direct staff accordingly.

**3.C. REPORT REGARDING THE TOWN & COUNTRY CENTER AND THE MUSEUM MARKET PLAZA SPECIFIC PLAN LOCATED AT 174 NORTH PALM CANYON DRIVE, ZONE CBD (HSPB 51)**

Doug Holland, City Attorney, expanded on the info in his memo concluding if the HSPB wished to move forward with the consideration of designation, the Specific Plan must be amended which triggers an environmental assessment / initial study.

Board member Williamson asked about additional hotels in the Specific Plan and amendments.

Board member Ploss asked if adaptive reuse of the building would trigger an environmental assessment.

Doug Holland responded that the city would have to look at the effects.

Vice-Chair Johns asked if the Town & Country stayed, what would the effects be.

Doug Holland replied that the Specific Plan circulation plan would need changes.

Chair de Leeuw asked estimated timeline for owner to demo.

Doug Holland indicated that he couldn't give a time frame. Permits and construction progress, minimally, is required to be accomplished first.

Vice-Chair Johns asked if the demo of the building is a "fait accompli"?

Doug Holland replied that he could not answer conclusively. Decisions may evolve.

Vice-Chair Johns asked if the next step is to go to the City Council to request an environmental assessment for an amendment to the Specific Plan.

Doug Holland replied yes. Mr. Holland left the meeting.

Motion by Vice-Chair Johns, seconded by Board member Ploss to go to the City Council to request/amend to Specific Plan with Environmental Assessment.

Board member Williamson commented more context may be necessary.

Board member Hays said more input is necessary.

Upon request, Director Wheeler spoke to the process.

Board members Johns and Ploss withdrew motion and second.

Staff was directed to return with a memo discussing update to this topic discussed today.

#### **4. NEW BUSINESS**

##### **4.A. CERTIFICATE OF APPROVAL APPLICATION BY JOHN MANLY FOR RESTORATION OF WEXLER STEEL HOUSE #1, LOCATED AT 290 EAST SIMMS ROAD (HSPB 42).**

Applicant Lance O'Donnell described the project as a restoration with the addition of garden/privacy walls, added in consultation with Don Wexler.

Vice-Chair Johns asked about the steel gate and fireplace removal.

Applicant O'Donnell noted there were 2 flat metal painted. A roof panel will be replaced where the fireplace is to be removed.

M/S/C Ploss/Hays (6-0). To approve.

##### **4.B. CERTIFICATE OF APPROVAL APPLICATION BY RAMLA USA FOR MODIFICATION TO THE OASIS COMMERCIAL BUILDING TO INSTALL A ROOF ON THE OUTDOOR BAR AT THE GYORO RESTAURANT LOCATED AT 121 SOUTH PALM CANYON DRIVE, ZONE CBD, (HSPB 55 / 3.1289 MAA)**

Applicant Ana Hinto described the roof changes.

Board member Williamson commented that the revision was a nice job, sympathetic to the building's character.

M/S/C Hays/Williamson (5-1) Ploss with conditions as presented. To approve.

#### **4.C. STRATEGIES FOR ADAPTIVE REUSE**

Director Wheeler reviewed materials distributed and explained this is working toward another expansion of the website.

Vice-Chair Johns mentioned the Santa Fe Federal Savings & Loan building as a good example of reuse.

Board member Ploss expressed the importance of media coverage using Walter Reed as an example.

#### **5. BOARD MEMBER REPORTS:**

Vice-Chair Johns asked about the Carnell building.

Associate Planner Lyon said as a Class 2 site, HSPB has no jurisdiction.

Vice-Chair Johns said he'd like to have the ordinance reviewed re: this matter. He said that Palm Springs Life had been planning a Town & Country article for February, but it has been killed.

#### **6. DIRECTOR REPORT:**

Director Wheeler reported that the text amendment giving parking relief will be heard at the December 11<sup>th</sup> Planning Commission meeting. The January 15 City Council meeting will have both the parking and the 1945-1969 change hearings.

**ADJOURNMENT:** The Chair adjourned the Historic Site Preservation Board Meeting at 11:22 a.m. to its regularly scheduled meeting on Tuesday, January 14, 2014 at 9:00 a.m. in the Large Conference Room at City Hall.

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M. Margo Wheeler, AICP  
Director of Planning Services