

ARCHITECTURAL ADVISORY COMMITTEE  
CITY OF PALM SPRINGS, CALIFORNIA  
3200 East Tahquitz Canyon Way, Palm Springs, California 92262  
[www.palmspringsca.gov](http://www.palmspringsca.gov)

## AGENDA

Pursuant to Assembly Bill 361, this meeting will be conducted by teleconference and there will be no in-person public access to the meeting location.

- To view the meeting live, please use the following link from a computer or smartphone: <https://us02web.zoom.us/j/84130846225> or call (669) 900-6833 and enter Meeting ID: 841 3084 6225
- Public comment may also be submitted electronically to: [Joanne.Bruggemans@palmspringsca.gov](mailto:Joanne.Bruggemans@palmspringsca.gov).
- Transmittal prior to the meeting is required. Any correspondence received during or after the meeting will be distributed to the Committee and retained for the official record.
- The meeting will be recorded and the audio file will be available from the Office of the City Clerk and will be posted on the City's YouTube channel, as soon as practicable.

Tuesday  
January 17, 2023



5:30 PM Regular Meeting

**Tom Jakway, Chair**  
**Robert Rotman, Vice Chair**  
**Tom Doczi**  
**Sean Lockyer**  
**John McCoy**  
**Steve Poehlein**  
**John Walsh**  
**Dan Thompson (Alternate)**

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Staff Liaisons:

Christopher Hadwin, Director of Planning  
Edward Robertson, Principal Planner  
Rick Minjares, Engineering Associate  
Glenn Mlaker, AICP, Associate Planner  
Noriko Kikuchi, Associate Planner  
Alex Rubalcava, Assistant Planner

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**CALL TO ORDER:**

**ROLL CALL:**

**REPORT OF THE POSTING OF AGENDA:** Agenda is available for public access at the City Hall bulletin board (west side of Council Chamber) by 9:00 pm, Thursday, January 12, 2023, and posted on the City's website as required by established policies and procedures.

**ACCEPTANCE OF THE AGENDA:** The Architectural Review Committee will discuss the order of the agenda, may amend the order, note abstentions, and request Consent Calendar items be removed from the consent calendar for discussion.

**PUBLIC COMMENTS:** This time has been set aside for members of the public to address the Architectural Review Committee on the Consent Calendar and other agenda items; and items of general interest within the subject matter jurisdiction of the Board. Although the Architectural Review Committee values your comments, pursuant to the Brown Act, it generally cannot take any action on items not listed on the posted Agenda. Three (3) minutes assigned for each speaker.

**CONSENT CALENDAR:**

The following routine matters may be acted upon by one motion. Individual items may be removed by the Board for separate discussion at this time or under Approval of the Agenda.

1. **A REQUEST BY EMD CONSTRUCTION INC., ON BEHALF OF TODD BARNES, OWNER, FOR A MAJOR ARCHITECTURAL APPLICATION (MAJ) FOR THE CONSTRUCTION OF A 2,965-SQUARE FOOT, ONE-STORY, SINGLE-FAMILY RESIDENCE ON A HILLSIDE LOT LOCATED AT 2233 NORTH VISTA DRIVE. (CASE 3.4355-MAJ) (AR).**

**RECOMMENDATION:** Adopt resolution determining the project is exempt from CEQA and approve the project application, subject to conditions.

**UNFINISHED BUSINESS:**

2. **A REQUEST BY WILLIAM EDEN, OWNER, FOR A MAJOR ARCHITECTURAL APPLICATION (MAJ) FOR A THREE (3) UNIT CONDOMINIUM DEVELOPMENT NAMED "EDEN PALM ESTATES" LOCATED AT 101 WEST VIA OLIVERA DRIVE, SPLIT ZONE C-1/R-2 (CASE 3.4326 MAJ, & 7.1655 AMM) (GM).**

**RECOMMENDATION:** Adopt resolution determining the project is exempt from CEQA and approve the project application, subject to conditions.

- 3. A REQUEST BY PINNACLE PALM SPRINGS, LLC, FOR A MAJOR ARCHITECTURAL APPLICATION (MAJ) FOR THE CONSTRUCTION OF A 3,627-SQUARE FOOT HOUSE ON A HILLSIDE LOT AND AN ADMINISTRATIVE MINOR MODIFICATION TO REDUCE THE FRONT AND REAR YARD SETBACKS LOCATED AT 1711 PINNACLE POINT (LOT 1), ZONE PDD 79. (CASE 3.4350 MAJ & 7.1663 AMM) (GM)**  
**RECOMMENDATION:** Adopt resolution determining the project is exempt from CEQA and approve the project application, subject to conditions.

**NEW BUSINESS:**

- 4. A REQUEST BY JERRY G. JOHNSON, ON BEHALF OF V.I.P. MOTOR CARS, LTD., FOR A MINOR ARCHITECTURAL (MAA) APPLICATION FOR PARTIAL DEMOLITION, A 1,973-SQUARE-FOOT ADDITION, AND EXTERIOR ALTERATIONS TO AN EXISTING AUTOMOTIVE DEALERSHIP BUILDING, GENESIS PALM SPRINGS, LOCATED AT 4057 EAST PALM CANYON DRIVE (APN: 681-070-034), ZONE C-2, SECTION 30 (CASE 3.1358 MAA). (NK)**  
**RECOMMENDATION:** Adopt resolution determining the project is exempt from CEQA review and approve the project application, subject to conditions.
- 5. A REQUEST BY WILLIAM CRIGGER, OWNERS, FOR A MAJOR ARCHITECTURAL APPLICATION (MAJ) FOR THE CONSTRUCTION OF A 4,718-SQUARE FOOT SINGLE-FAMILY RESIDENCE ON A HILLSIDE LOT LOCATED AT 205 RIDGE MOUNTAIN DRIVE, ZONE O-20. (CASE 3.4353 MAJ). (GM)**  
**RECOMMENDATION:** Adopt resolution determining the project is exempt from CEQA and approve the project application, subject to conditions.
- 6. A REQUEST BY AVALON 1150, LLC, FOR THE APPROVAL OF FINAL DEVELOPMENT PLANS FOR 191 SINGLE-FAMILY RESIDENTIAL UNITS ON 40-FOOT AND 45-FOOT-WIDE LOTS WITHIN THE PHASE 2 SECTION OF THE MIRALON DEVELOPMENT LOCATED AT 801 SUNRISE WAY, ZONE PDD 290, SECTION 35 (CASE 5.0982-PD 290 / TTM 31848) (ER).**  
**RECOMMENDATION:** Adopt resolution determining the previously adopted MND is the controlling CEQA document and approve the project, subject to conditions.

**COMMITTEE MEMBER COMMENTS:**

**STAFF MEMBER COMMENTS:**

**ADJOURNMENT:** The Architectural Advisory Committee of the City of Palm Springs will adjourn to the next regular meeting at 5:30 pm on February 6, 2023, at 3200 East Tahquitz Canyon Way, Palm Springs.

Pursuant to the Government Code Section 54957.5(b)(2) the designated office for inspection of public records in connection with the meeting is the Department of Planning, City Hall, 3200 E. Tahquitz Canyon Way. Complete Agenda Packets are available for public inspection at: Office of the City Clerk, City Hall. Agenda and staff reports are available on the City's website: [www.palmspringsca.gov](http://www.palmspringsca.gov). If you would like additional information on any item appearing on this agenda, please contact the Department of Planning at (760) 323-8245.

It is the intention of the City of Palm Springs to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, or in meetings on a regular basis, you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the Office of the City Clerk, (760) 323-8204, at least 48 hours prior to the meeting, to inform us of your particular needs and to determine if accommodation is feasible.

AFFIDAVIT OF POSTING

I, JOANNE BRUGGEMANS, Department of Planning Services, Administrative Secretary, for the City of Palm Springs, certify this Agenda was posted at or before 9:00 p.m., on Wednesday, January 12, 2023 as required by established policies and procedures.

  
Joanne Bruggemans, Administrative Secretary  
Department of Planning Services