

**ARCHITECTURAL REVIEW COMMITTEE**  
CITY OF PALM SPRINGS, CALIFORNIA  
City Council Chambers  
**3200 East Tahquitz Canyon Way, Palm Springs, California**  
[www.palmspringsca.gov](http://www.palmspringsca.gov)

**AGENDA**

Pursuant to Assembly Bill 361, this meeting may be conducted by teleconference. **There will be in-person public access to the meeting location.**

- If you wish to view the meeting remotely, please use the Zoom link:

<https://us02web.zoom.us/j/81432536391?pwd=b1I5T3Y3TVNoYUNrNzNvd0lzWTF4dz09>,

Passcode: 376154

Or call: (669) 900-6833 and enter Webinar ID: 814 3253 6391

Prior to offering comments during the meeting, you will be asked to provide your name and contact information. You may also contact the Department of Planning Services at 760-323-8245 or [planning@palmspringsca.gov](mailto:planning@palmspringsca.gov) no later than 2:00 p.m. on the day of the meeting to receive instructions on remote participation.

- You may also submit your public comment to the Board electronically. Material may be emailed to: [ken.lyon@palmspringsca.gov](mailto:ken.lyon@palmspringsca.gov). Transmittal prior to the start of the meeting is required. Any correspondence received during or after the meeting will be distributed to the Board and retained for the official record.

Monday  
January 16, 2024



5:30 PM Regular Meeting

**Tom Doczi**  
**John McCoy**  
**Steve Poehlein**  
**John Walsh**  
**Gary Fredricks**  
**Lance O'Donnell**  
**Jacqueline Thomas**  
**Dan Thompson (Alternate)**

Staff Liaisons:

---

Christopher Hadwin, Director of Planning  
Ken Lyon, RA, Principal Planner

---

## **WELCOME NEW MEMBERS TO THE ARC.**

### **ELECTION OF OFFICERS:**

Chair,  
Vice-Chair

### **CALL TO ORDER:**

### **ROLL CALL:**

**REPORT OF POSTING OF AGENDA:** Agenda available for public access at the City Hall exterior bulletin board (west side of Council Chamber) and the Planning Services counter by 9:00 pm on Wednesday, January 10, 2024.

**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 COMMENT:** 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

1. **CONSENT CALENDAR:**  
The following routine matters may be acted upon by one motion. Individual items may be removed by the Commission for separate discussion at this time.
  - A. **APPROVAL OF MINUTES: DECEMBER 4, 2023**  
**RECOMMENDATION: Approve.**
2. **UNFINISHED BUSINESS: (NONE)**
3. **NEW BUSINESS:**

**A. A REQUEST BY MARK GREGANTI, OWNER, FOR APPROVAL OF A MAJOR ARCHITECTURAL APPLICATION PROPOSING CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AND AN ADMINISTRATIVE MINOR MODIFICATION APPLICATION FOR APPROVAL OF SETBACK REDUCTIONS ON A 0.32-ACRE HILLSIDE PARCEL LOCATED AT 2444 SOUTHRIDGE DRIVE (LOT 15), APN 510-260-014, ZONE R-1-A, GENERAL PLAN: ESTATE RESIDENTIAL (CASE AR-2023-0093 / AMM-2023-0026) (KL)**

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

[brandon@cioffiarchitect.com](mailto:brandon@cioffiarchitect.com); [james@cioffiarchitect.com](mailto:james@cioffiarchitect.com); [markgreganti@aol.com](mailto:markgreganti@aol.com);

**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 5, 2024 at 3200 East Tahquitz Canyon Way, Palm Springs.

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.

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 Services, 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 Services at (760) 323-8245.

**AFFIDAVIT OF POSTING**

State of California            )  
County of Riverside         ) ss.  
City of Palm Springs         )

I, Anita Fields, Administrative Specialist, City of Palm Springs, California, certify this Agenda was posted at or before 9:00 p.m. on Wednesday, January 10, 2024, as required by established policies and procedures.

\_\_\_\_\_/s/ Anita Fields  
Anita Fields,  
Administrative Specialist

ARC

MEETING DATE: 01/16/2024

SUBMITTED BY: PLANNING

SUBJECT: **APPROVAL OF MINUTES: DECEMBER 4, 2023**

**RECOMMENDATION: Approve.**

---

**SUBJECT:**

**APPROVAL OF MINUTES: DECEMBER 4, 2023**

**RECOMMENDATION: Approve.**

---

### **Attachments**

Item 1A

ARC

MEETING DATE: 01/16/2024

SUBMITTED BY: PLANNING

SUBJECT: **A REQUEST BY MARK GREGANTI, OWNER, FOR APPROVAL OF A MAJOR ARCHITECTURAL APPLICATION PROPOSING CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AND AN ADMINISTRATIVE MINOR MODIFICATION APPLICATION FOR APPROVAL OF SETBACK REDUCTIONS ON A 0.32-ACRE HILLSIDE PARCEL LOCATED AT 2444 SOUTHRIDGE DRIVE (LOT 15), APN 510-260-014, ZONE R-1-A, GENERAL PLAN: ESTATE RESIDENTIAL (CASE AR-2023-0093 / AMM-2023-0026) (KL)**

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

[brandon@cioffiarchitect.com](mailto:brandon@cioffiarchitect.com); [james@cioffiarchitect.com](mailto:james@cioffiarchitect.com);  
[markgreganti@aol.com](mailto:markgreganti@aol.com);

---

**SUBJECT:**

**A REQUEST BY MARK GREGANTI, OWNER, FOR APPROVAL OF A MAJOR ARCHITECTURAL APPLICATION PROPOSING CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AND AN ADMINISTRATIVE MINOR MODIFICATION APPLICATION FOR APPROVAL OF SETBACK REDUCTIONS ON A 0.32-ACRE HILLSIDE PARCEL LOCATED AT 2444 SOUTHRIDGE DRIVE (LOT 15), APN 510-260-014, ZONE R-1-A, GENERAL PLAN: ESTATE RESIDENTIAL (CASE AR-2023-0093 / AMM-2023-0026) (KL)**

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

[brandon@cioffiarchitect.com](mailto:brandon@cioffiarchitect.com); [james@cioffiarchitect.com](mailto:james@cioffiarchitect.com); [markgreganti@aol.com](mailto:markgreganti@aol.com);

---

### Attachments

Item 3A