

ARCHITECTURAL REVIEW COMMITTEE
CITY OF PALM SPRINGS, CALIFORNIA
Large Conference Room
3200 East Tahquitz Canyon Way, Palm Springs, California 92262
www.palmspringsca.gov

MINUTES

of the regularly scheduled meeting of December 4, 2023

CALL TO ORDER:

Chair Jakway called the meeting to order at 5:30 pm.

ROLL CALL:

Committee Members Present: Doczi, McCoy, Poehlein, Chair Jakway

Excused: Thompson, Walsh

Staff Present: Director of Planning Christopher Hadwin, Assistant Planning Director David Newell, Principal Planner Ken Lyon, Associate Planner Glenn Mlaker, Associate Planner Noriko Kikuchi

REPORT OF THE POSTING OF AGENDA: This agenda was available for public access at the City Hall bulletin board (west side of Council Chamber) by 9:00 pm, Thursday, November 30, 2023, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Motion by Poehlein, seconded by Doczi to accept the Agenda.

AYES: DOCZI, McCOY, POEHLEIN, CHAIR JAKWAY

ABSENT: THOMPSON, WALSH

CONSENT CALENDAR:

1. CONSENT CALENDAR

- 1A. A REQUEST BY RESIDENTIAL DESIGN BY: JONATHAN PELEZZARE, FOR A MAJOR ARCHITECTURAL REVIEW APPLICATION TO CONSTRUCT A 2,243-SQUARE FOOT SINGLE-FAMILY RESIDENCE ON A HILLSIDE PARCEL LOCATED AT 2700 NORTH VISTA GRANDE, ZONE R-1-C (CASE AR-2023-0111). (AR)**

Motion made by McCoy, seconded by Doczi to approve the consent item.

AYES: DOCZI, MCCOY, POEHLEIN, CHAIR JAKWAY
ABSENT: THOMPSON, WALSH

2. NEW BUSINESS:

2A. A REQUEST BY JEFFREY SMISEK & DIANA STRASSMANN (OWNERS), REPRESENTED BY STUDIO AR&D FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 5,566-SQUARE-FOOT SINGLE-FAMILY RESIDENCE ON A HILLSIDE PARCEL LOCATED ON LOT 22, 2593 WINTER SUN DRIVE (APN: 504-390-022), ZONE ESA-SP, SECTION 4 (CASE AR 2023-0132). (GM)

Associate Planner Glenn Mlaker summarized the staff report.

Tara Akdor, Designer, Studio AR&D, further clarified the project.

Jeffrey Smisek, with Diana Strassmann, applicants, responded to concerns raised about the parallel parking pad adjacent to the street.

Motion made by Poehlein, seconded by Doczi to approve with staff recommendations that:

1. The site plan shows more integration with the grading plan and reflects some of the boulder groupings.
2. Outdoor seating areas should be reflected in the plan.
3. Removal of the parallel parking spaces along the street.

AYES: DOCZI, MCCOY, POEHLEIN, CHAIR JAKWAY
ABSENT: THOMPSON, WALSH

2B. A REQUEST BY SEAN LOCKYER OF STUDIO AR & D ARCHITECTS FOR A MAJOR ARCHITECTURAL REVIEW APPLICATION TO CONSTRUCT A 5,211-SQUARE-FOOT SINGLE-FAMILY RESIDENCE AT A MAXIMUM BUILDING HEIGHT OF 13.1 FEET ON A 22,408-SQUARE-FOOT UNDEVELOPED HILLSIDE PROPERTY LOCATED AT 2215 VISTA DISTANCIA COURT (LOT 99) (APN: 504-400-040), ZONE ESA-SP, SECTION 4 (CASE AR-2023-0120). (NK)

Associate Planner Noriko Kikuchi, AICP, summarized the staff report.

Aditi Arali with Studio AR & D Architects, further summarized the project.

Motion made by Doczi, seconded by McCoy to approve subject to staff recommendations and the following additional and revised conditions:

1. Increase the width of the jagged sections of the retaining wall along the west

property line to accommodate landscaping, particularly the two that are located closest to the front property line.

2. Reduce the amount of lighting fixtures; the fixtures shall be dimmable to avoid hot spots.
3. Increase the width of a section of the pedestrian path located on the north side of the front yard water feature.
4. Install additional plant materials in the front yard open area located between the driveway and main pedestrian pathway leading from Vista Distancia Court. Furthermore, install additional landscaping in the retention area in the front yard.

AYES: DOCZI, MCCOY, POEHLEIN, CHAIR JAKWAY
ABSENT: THOMPSON, WALSH

2C. A REQUEST BY BRANDON DEDMON OF SMS ARCHITECTS FOR A SIGN PROGRAM AMENDMENT APPLICATION FOR THE THOMPSON HOTEL LOCATED AT 414 NORTH PALM CANYON DRIVE (APN: 513-081-049), ZONE CBD, SECTION 15 (CASE SNP-2023-0081). (NK)

Associate Planner Noriko Kikuchi, AICP, summarized the staff report.

Brandon Dedmon, SMS Architects, for the applicant provided comments regarding the intent behind the design of the signs.

Motion made by Poehlein, seconded by McCoy to approve with staff recommendations:

AYES: DOCZI, MCCOY, POEHLEIN, CHAIR JAKWAY
ABSENT: THOMPSON, WALSH

3. UNFINISHED BUSINESS: (None)

COMMITTEE MEMBER COMMENTS:

Member Poehlein asked for an update on the status of recruiting for the Architectural Review Committee for the new Committee term.

STAFF MEMBER COMMENTS:

Director Hadwin sent invitations to the committee members for the holiday party on December 21, 2023. A meeting calendar for 2024 has been circulated and committee members should note the adjustment of meeting locations to accommodate calendar conflicts. Recruitment is ongoing for new committee members, and it is anticipated that new members will be seated for the January 2024 ARC meeting.

ADJOURNMENT: The Architectural Review Committee of the City of Palm Springs

adjourned at 6:40 pm. to its regularly scheduled meeting of Tuesday, January 2, 2024, at 5:30 pm at 3200 East Tahquitz Canyon Way, Palm Springs.

/s/ Christopher Hadwin

Christopher Hadwin, Director of Planning Services