

ARCHITECTURAL REVIEW COMMITTEE  
CITY OF PALM SPRINGS, CALIFORNIA  
Council Chambers

3200 East Tahquitz Canyon Way, Palm Springs, California 92262

[www.palmspringsca.gov](http://www.palmspringsca.gov)

## MINUTES

of the regularly scheduled meeting of January 16, 2024

### WELCOME NEW MEMBERS TO ARC. (Fredricks, Thomas, O'Donnell)

All committee members were provided with a hard copy of the New Member Orientation Manual.

Committee members were requested to review the annual ARC meeting schedule and verify that they are able to be present or notify staff as far in advance as possible of meeting conflicts to ensure a quorum can be established at each scheduled meeting.

### ELECTION OF OFFICERS:

Member Walsh nominated Tom Doczi for Chair; Tom Doczi accepted the nomination and there were no other nominations for Chair.

Chair Doczi nominated John McCoy for Vice-Chair; John McCoy accepted the nomination and there were no other nominations for Vice-Chair.

Chair: Tom Doczi

Vice-Chair: John McCoy

### CALL TO ORDER:

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

### ROLL CALL:

Committee Members Present: Doczi, McCoy, Walsh, O'Donnell, Thomas, Fredericks,  
Thompson

Excused: Poehlein

Staff Present: Director of Planning Christopher Hadwin, Principal Planner Ken Lyon,

**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, Wednesday, January 10, 2024, and posted on the City's website as required by established policies and procedures.

**ACCEPTANCE OF THE AGENDA:**

Motion by Walsh, seconded by Vice-Chair McCoy to accept the Agenda.

AYES: DOCZI, MCCOY, WALSH, O'DONNELL, THOMAS, FREDERICKS,  
THOMPSON  
ABSENT: POEHLEIN

**CONSENT CALENDAR:**

**1. CONSENT CALENDAR**

**1A. APPROVAL OF MINUTES: DECEMBER 4, 2023**  
**RECOMMENDATION:** Approve.

Motion made by Walsh, seconded by McCoy to approve the Minutes of the December 4, 2023 meeting.

AYES: DOCZI, MCCOY, WALSH, THOMPSON  
ABSENT: POEHLEIN  
ABSTAIN: O'DONNELL, THOMAS, FREDERICKS

**2. UNFINISHED BUSINESS: (NONE)**

**3. NEW BUSINESS:**

**3A. 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)**

Principal Planner Ken Lyon summarized the staff report.

James Cioffi, Architect for the applicant, provided clarification of the project.

Committee members asked for clarification on how building height was measured in this case, mounting angle of the solar panels, the movable natural anodized aluminum sunscreens, the type of wood proposed for the exterior, and the roof color.

Motion made by O'Donnell, seconded by Thomas, to approve, based on the findings proposed by staff and subject to conditions in Exhibit "A" of the resolution with the added

condition that the applicant add more boulders and plant material along the slope at the front of the property.

AYES: DOCZI, MCCOY, WALSH, O'DONNELL, THOMAS, FREDERICKS, THOMPSON  
ABSENT: POEHLEIN

**COMMITTEE MEMBER COMMENTS:**

O'Donnell thanked staff for doing a good job on the report, which eased the deliberations on the project.

**STAFF MEMBER COMMENTS:**

Director Hadwin provided an update on an application for a drive-through Starbucks' at N. Palm Canyon and Racquet Club Road that was approved by ARC on November 6, 2023. The project was called up by the City Council for a de novo review and decision held at a public hearing on December 15, 2023. The Council directed the applicant to work with staff and community members and bring a revised project back to Council within 90 days for final decision. It is tentatively scheduled for a public hearing of the City Council on February 29, 2024.

Committee meeting packets will be transitioned from paper to electronic files and accessed from a SharePoint site to be viewed on iPads provided to committee members by the City.

**ADJOURNMENT:** The Architectural Review Committee of the City of Palm Springs adjourned at 6:05 p.m. to its regularly scheduled meeting on Monday, February 5, 2024, at 5:30 pm at 3200 East Tahquitz Canyon Way, Palm Springs.

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Christopher Hadwin, Director of Planning Services