

**HISTORIC SITE PRESERVATION BOARD  
CITY OF PALM SPRINGS, CALIFORNIA  
MINUTES  
Regular Meeting of January 3, 2023**

(The subject meeting was conducted via teleconference  
pursuant to Assembly Bill 361)

**CALL TO ORDER:**

The Chair called the meeting to order at 5:31 P.M.

**ROLL CALL:**

Present: Vice Chair Nelson, Members Hansen, Miller, Rosenow.  
Absent: Chair Hough,  
Staff Present: Ken Lyon - HPO / Principal Planner/, Sarah Yoon – HPO / Associate  
Planner, Christopher Hadwin - Director of Planning Services.

**REPORT OF THE POSTING OF AGENDA:** The Agenda was available for public access at the City Hall exterior bulletin board (west side of Council Chamber) by 6:00 pm on Thursday, December 29, 2022, and posted on the City's website as required by established policies and procedures.

**ACCEPTANCE OF THE AGENDA:**

Motion by Rosenow, seconded by Miller, to accept the agenda as presented.

AYES: Miller, Hansen, Rosenow, Nelson.  
NOES: None  
ABSENT: Hough  
ABSTAIN: None

**PUBLIC COMMENT:**

(no speakers were present.)

**1. CONSENT CALENDAR:**

**1.A. APPROVAL OF THE MINUTES:  
- November 1, 2022 HSPB MEETING**

**RECOMMENDATION:** Approve the Historic Site Preservation Board Minutes of November 1, 2022, as corrected.

Motion by Hansen, seconded by Miller to approve the minutes of November 1, 2022 as corrected.

AYES: Miller, Nelson, Rosenow, Hansen.

NOES: None.  
ABSENT: Hough.

## **2. PUBLIC HEARINGS:**

### **2.A. AN APPLICATION BY THE CITY OF PALM SPRINGS FOR HISTORIC DESIGNATION OF "THE SECURITY FIRST NATIONAL BANK" LOCATED AT 500 SOUTH INDIAN CANYON DRIVE, HSPB #137, SUBJECT TO CONDITIONS (APN #508-121-001). (SY/KL)**

Member Rosenow recused from this item due to his association with the Palm Springs Preservation Foundation (PSPF).

Staff member Yoon summarized the staff report.

Member Hansen commented that the landscape is better described as rugged rather than lush. She suggested that the parking lot should be added as a contributing feature to the auto-centric design of the site.

Vice Chair Nelson thanked Susan Secoy Jensen for writing the original report and David Gray for bringing public awareness to the bas relief panels. He noted the correct spelling on page 43 for the architect is Ruel Young.

Vice Chair Nelson asked about the black fencing to the left of the terra cotta panels and why it was installed.

Vice Chair Nelson opened the public comment portion of the hearing for this item.

Brad Chelf and Jeff Pieper, co-owners of the property, spoke in opposition of the designation of the site.

David Gray spoke in support of a Class 1 Landmark designation for the site.

Chris Jares expressed concern about the potential detrimental impact to the neighborhood if the building were to become vacant.

There were no other public comments, Vice Chair Nelson closed the public hearing.

Member Hansen thanked the property owners for being present at the meeting and voicing their opinions. She expressed her support for the nomination based on the evidence provided in the two historic resources report.

Vice Chair Nelson mentioned that in the past, the building has been used for community gatherings and events. He noted the significance of the existing landscape and expressed his support for the designation of the site.

Staff member Lyon noted that staff has had several discussions with the owner that all uses listed in the zoning code for the zone in which the building is located could be considered in the

event the current tenant vacates and explained that physical changes are possible for all historic sites.

Staff member Yoon addressed the question of the purpose of the black fencing near the accessible entry ramp noting it may have been required by the Building Code for the ramp.

Member Hansen noted that the City's Historic Preservation Ordinance allows for City-initiated nominations to proceed without owner consent.

Motion by member Miller seconded by member Hansen to accept the findings to the staff report and recommend that the City Council designate the Security First National Bank (HSPB #137) as a Class 1 historic site.

AYES: Miller, Hansen, Nelson.

NOES: None.

ABSTAIN: Rosenow.

ABSENT: Hough.

(Member Rosenow returned to the meeting)

**3. UNFINISHED BUSINESS:** (none.)

**4. NEW BUSINESS:**

**4.A. 448 HERMOSA PLACE LLC, REQUESTING APPROVAL FOR MAJOR ALTERATIONS TO A CLASS 3 SITE LOCATED AT 448 WEST HERMOSA PLACE AND ASSOCIATED REVIEW FOR POTENTIAL RE-DESIGNATION OF A CLASS 3 HISTORIC SITE TO A CLASS 1 OR 2 HISTORIC RESOURCE (APN #505-252-015), (CASE 3.4356). (SY/KL)**

Staff member Yoon summarized the staff report.

Denise Dejean, applicant representative, stated that they generally agree with the staff report, and noted the staff recommendation to remove the proposed entry feature will be further discussed with the owner. She confirmed the fenestration on the front façade will be set back as recommended.

Motion by member Hansen seconded by member Miller to take no action and allow processing of a building permit and determine pursuant to CEQA that this action is not a project.

Vice Chair Nelson proposed an amendment to the motion to add the staff recommendations for the removal of the proposed entry feature and maintain the deeply recessed fenestration.

Member Hansen did not support the amendment. Original motion still on the table.

AYES: Miller, Hansen, Rosenow, Nelson.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Hough.

## **5. DISCUSSIONS:**

### **5.A. MEETING FORMAT AND TIME (Lyon)**

Staff member Lyon ask the board's preference on meeting time and whether to return to in-person meetings or remain virtual. This decision would be passed on to the City Council as a recommendation.

Director of Planning Services Hadwin clarified that City Council has determined it is up to the individual boards to determine the interim meeting format. If the in-person meeting format is recommended, it will be supported with a hybrid options. This recommendation is for the interim meeting format until the State's emergency order that allowed boards to meet virtually is lifted.

Members Nelson, Hansen, Miller and Rosenow support continuing the virtual meeting format.

Staff member Lyon asked the board if they had any recommendations or comments about the meeting time for HSPB.

Director of Planning Services Hadwin clarified that a time change would require a decision by the City Council and if the boards wished to meet at an alternate time that is not in the evening, the Board's recommendation will be taken to the City Council for consideration.

Members Nelson, Rosenow, Miller, and Hansen stated their preference was perhaps moving the meeting from 5:30 pm to 5:00 pm.

### **5.B. 2023 PRESERVATION MATTERS SYMPOSIUM (Hansen)**

Symposium: Member Hansen and Vice Chair Nelson summarized the progress to date, including outlines and working with the various presenters. The symposium title is "A Mirage Becomes an Oasis, Water and Tourism History in Greater Palm Springs" and will be held on April 29/30 at the Palm Springs Convention Center. Sponsorship will be pursued this year. The Save-the-Date message has been put on the City's website.

Staff member Lyon provided updates about recording the event with closed captioning.

## **BOARD MEMBER COMMENTS:**

Member Hansen asked if Class 3 sites are removed from the list when the Board decides on "no action". Staff member Lyon responded with yes, they are removed, and the decision is recorded with its removal.

Member Hansen asked when the Villa Roma nomination will be going to City Council and if members of the HSPB are permitted to attend the Council Meeting to supply clarifying information. Staff member Lyon and Director of Planning Services Hadwin indicated that the item will be going forward with the HSPB recommendations and the Staff recommendations, and the item is tentatively scheduled for the end of January or beginning of February. The Board vote conveys the sentiment of its members and typically members of boards and commissions do not further comment on matters forwarded to the City Council.

Vice Chair Nelson asked for an update regarding the HSPB work plan and if staff had any information regarding the working being done at the Bank of America building. Staff member Lyon recommends the Board continue working on the current work plan while staff works on recommendations for the new work plan for July or September. The Bank of America has been running into many unforeseen issues as they continue their work, and there will be temporary partition walls installed while they replace the glass in the curtain wall system and roof repairs are expected.

**STAFF COMMENTS:** (none.)

**ADJOURNMENT:** The Historic Site Preservation Board adjourned to its regularly scheduled meeting on Tuesday, February 7, 2023 at 5:30 p.m., virtual meeting on Zoom.

Respectfully submitted,

/s/ Christopher Hadwin

Christopher Hadwin  
Director of Planning Services