

**HISTORIC SITE PRESERVATION BOARD
CITY OF PALM SPRINGS, CALIFORNIA
MINUTES
Regular Meeting of February 7, 2023**

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

CALL TO ORDER:

The Chair called the meeting to order at 5:30 P.M.

ROLL CALL:

Present: Chair Hough, Vice Chair Nelson, Members Hansen, Miller, Rosenow.
Absent: None.
Staff Present: Ken Lyon - 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, February 2, 2023, and posted on the City’s website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

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

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

PUBLIC COMMENT:

(No speakers were present.)

1. CONSENT CALENDAR:

**1.A. APPROVAL OF THE MINUTES:
- January 3, 2023 HSPB MEETING**

RECOMMENDATION: Approve the Historic Site Preservation Board Minutes of January 3, 2023, as corrected.

Motion by Hansen, seconded by Miller to approve the minutes of January 3, 2023 as corrected.

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

2. PUBLIC HEARINGS:

2.A. AN APPLICATION BY DAVID HOWARD AND AN LY FOR HISTORIC DESIGNATION OF “THE HUTCHENS RESIDENCE” LOCATED AT 1177 EAST MESQUITE AVENUE, HSPB #144, SUBJECT TO CONDITIONS (APN #508-380-022) (SY).

Staff member Yoon summarized the staff report.

Member Hansen asked for clarification that a Class 2 site is afforded the same benefit as a Class 1 site and may apply for a Mills Act Contract.

Staff member Yoon clarified that the current ordinance allows for Class 2 sites to apply for the Mills Act Contract.

David Howard and An Ly, owners, spoke in support of the designation of their property.

Member Rosenow spoke in support of the staff recommendation for Class 2 designation.

Motion by Member Rosenow seconded by Member Nelson to adopt the findings in the staff report and to recommend that the City Council designate the Hutchens Residence (HSPB #144) as a Class 2 historic site.

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

3. UNFINISHED BUSINESS: (none.)

4. NEW BUSINESS:

4.A. REVIEW FOR POTENTIAL RE-DESIGNATION OF A CLASS 4 SITE TO A CLASS 1 OR 2 HISTORIC RESOURCE INITIATED BY AN APPLICATION BY ZUMA TAMARISK LLC, REQUESTING APPROVAL TO DEMOLISH THE DWELLINGS LOCATED AT 827 NORTH ARQUILLA ROAD AND 1050 TAMARISK ROAD, (APN #507-233-034 & 507-233-041) CASE 3.4358 (SY).

Staff member Yoon summarized the staff report.

Elaine Nishizu, owner, stated that the family intends to develop the site as a family compound after the demolition of the existing structures.

Vice Chair Nelson stated his research about Charles Shewe who was identified as the original builder of the structures on the parcels.

Motion by Vice Chair Nelson seconded by Member Hansen, to take no action and allow processing of demolition permits for the five structures on the two parcels to and determine pursuant to CEQA that this action is not a project.

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

4.B. AN APPLICATION BY THE CITY OF PALM SPRINGS FOR POSSIBLE HISTORIC DESIGNATION OF (KAPTUR) TAHQUITZ RESORT GOLF COURSE CLUBHOUSE LOCATED AT 1885 LAWRENCE CROSSLEY ROAD (HSPB #149) (SY)

Motion by Member Rosenow seconded by Member Miller, to direct staff to schedule site visits and a public hearing of the HSPB to consider the case.

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

5. DISCUSSIONS:

5.A. 2023 PRESERVATION MATTERS SYMPOSIUM (Nelson.)

Vice Chair Nelson reminded the board that the Symposium will be held at the Convention Center on April 29-30 from 1 pm – 5 pm. The committee is working on finalizing the registration launch and the press release for the event.

5.B. Procedural Updates to Mills Act Contracts (Yoon.)

Staff member Yoon announced that the City is updating the process and procedures for the Mills Act Contract applications to ensure compliance with state legislation. Three months have been allotted to this process and no applications will be accepted during this time.

Member Hansen asked if the updates go to the City Council for approval.

Staff member Yoon clarified that this is an update to the process and procedures and can be processed at staff level.

Vice Chair Nelson asked if the updates make it more difficult to qualify for the Mills Act Contracts, and how long does the current application process take.

Staff member Yoon stated that more information may need to be submitted for the application following the update. Currently, processing an application typically takes several months, depending on the case.

BOARD MEMBER COMMENTS:

Vice Chair Nelson asked staff about the status of recent construction activity he observed at 275 E. Tamarisk.

STAFF COMMENTS: (none.)

Staff member Lyon notified the HSPB about an administrative approval that will be processed on the Crawford Apartments (175 East El Alameda Street), which was a project that was approved in 2019 by the HSPB for partial demolition and major renovation (Case 5.1472 CUP; Avalon Pain Solutions). During the permitting process it was determined that the existing buildings are not structurally sound and will need to be demolished and rebuilt. The final project will be built as previously approved by the HSPB.

Staff member Lyon mentioned that the Bank of America building (588 S. Palm Canyon Drive) will be installing temporary partitions on the north and west elevation as they replace and strengthen the curtain wall system.

Vice Chair Nelson asked if any story boards will be installed for Modernism Week at the Bank of America building.

Staff member Lyon stated that it is currently a construction site and temporary signage will be installed on the partitions.

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

Respectfully submitted,

/s/ Christopher Hadwin
Christopher Hadwin
Director of Planning Services