

**ARCHITECTURAL REVIEW COMMITTEE**  
**CITY OF PALM SPRINGS, CALIFORNIA**  
City 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 April 15, 2024

**CALL TO ORDER:**

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

**ROLL CALL:**

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

Members Excused: Poehlein, Fredricks

Staff Present: Ken Lyon, RA, Principal Planner, Edward Robertson,  
Principal Planner

**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, April 11, 2024, and posted on the City's website as required by established policies and procedures.

**ACCEPTANCE OF THE AGENDA:**

Motion by Walsh, seconded by McCoy to accept the Agenda.

AYES: DOCZI, THOMAS, MCCOY, WALSH, THOMPSON, O'DONNELL

**PUBLIC COMMENTS:** None.

**CONSENT CALENDAR:**

**1. CONSENT CALENDAR**

**1A. APPROVAL OF MINUTES: April 1, 2024**

Motion by McCoy, seconded by Thomas, to accept the Minutes of April 1, 2024.

AYES: DOCZI, THOMAS, MCCOY, WALSH, THOMPSON, O'DONNELL

2. **UNFINISHED BUSINESS:** None.

3. **NEW BUSINESS:** None.

**3A. AN APPLICATION BY SELENE PALM SPRINGS, LLC, SEEKING ARCHITECTURAL APPROVAL OF AN AMENDMENT TO THE PREVIOUSLY APPROVED FINAL DEVELOPMENT PLANS FOR THE DREAM HOTEL LOCATED AT THE NORTHWEST CORNER OF AVENIDA CABALLEROS AND AMADO ROAD (APN 508-034-020); ZONE PDD 333, SECTION 14 (CASE 5.1132-PD 333 / TTM 35236). (KL)**

**RECOMMENDATION: Revise and Resubmit.**

Edward Robertson, Principal Planner, summarized the staff report.

Laura Kiby, Member Selene Palm Springs LLC, and Vic Froggia, AO Architects, for the applicant, answered questions and further summarized the design of the project.

Tom Boudrot, resident, Center Court Condominiums, expressed concerns about the consistency with previous approvals of the building heights, increased size of the Villas buildings and conformance with previously agreed upon sightlines.

Motion by Walsh, seconded by O'Donnell, for continuation, to revise and resubmit the project for ARC review based upon the recommendations / concerns in the staff report, and:

1. A diagram and/or roof plan layout to identify adequacy of rooftop mechanical screening to screen all units that will be placed there, and plumbing as it relates to general location and quantity of stack vents to the roof and drainage piping down through the building including floor drains on the balconies;
2. Dimensions in plan view for all roof and patio overhangs. Include on the roof plan location of photovoltaic systems. Further clarity and provide details on how solar control is achieved both with vertical and horizontal solar control elements;
3. Provide clarification and detailed information identifying the material denoted as wood (i.e. synthetic wood, wood simulated metal or tile, if real wood, the species, etc.). Review the stepped fascia detail in which wood is proposed on vertical surfaces where exposure to sun, heat, rain that would degrade the material.
4. Provide better details (sections, elevations, dimensions) regarding the bridge structure to the swimming pool terrace on the service building that serves the South Villas block;
5. A grading plan / topographic survey that analyzes the potential for widening of the sidewalk along the public streets, providing more visual breaks in the perimeter garden wall along the streets and a drainage plan showing how stormwater is captured, retained and conveyed off site.
6. Clarification of the wall materials / finish / color at the ramps into the subterranean parking areas.

7. A section cut showing the property line common to the Center Court Condominiums showing the width and adequacy of the planter strip there for both trees and shrubs.

AYES: DOCZI, O'DONNELL, THOMAS, MCCOY, WALSH, THOMPSON  
NOES: None.

**COMMITTEE MEMBER COMMENTS:** None.

**DIRECTOR'S REPORT:** Planner Lyon mentioned the consultant working on the updates to the zoning code have been on site this past week. Completion of the zoning code update has an anticipated timeline of 22 to 24 months.

**ADJOURNMENT:** The Architectural Review Committee of the City of Palm Springs adjourned at 7:15 p.m., to its regularly scheduled meeting on Monday, May 6, 2024, at 5:30 pm at 3200 East Tahquitz Canyon Way, Palm Springs.

Respectfully submitted,  
/s/ Christopher Hadwin  
Christopher Hadwin  
Director of Planning Services