

HISTORIC SITE PRESERVATION BOARD
CITY OF PALM SPRINGS, CALIFORNIA
Meeting Minutes
Regular Meeting of July 2, 2024

3200 East Tahquitz Canyon Way, Palm Springs, California 92262
Large Conference Room

CALL TO ORDER:

Jade Nelson called the regular meeting to order at 5:30 p.m.

ROLL CALL:

Present: Vice Chair Nelson, Rosenow, Hansen, Bachman, Moruzzi, Maschka Hitchcock.

Absent: Herr.

Staff Present: David Newell, Assistant Director of Planning Services, Sarah Yoon, Historic Preservation Officer & Associate Planner

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 June 27, 2024, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Motion by Member Rosenow, seconded by Member Hansen to accept the agenda.

AYES: Nelson, Rosenow, Hansen, Bachman, Moruzzi, Maschka Hitchcock.

NOES: None.

ABSENT: Herr.

PUBLIC COMMENT: None.

ELECTION OF OFFICERS:

Jade Nelson voted Chair of HSPB: 6-0

Eric Rosenow voted Vice Chair of HSPB: 6-0

Motion by Member Hansen, seconded by Member Moruzzi to elect Jade Nelson as Chair and Eric Rosenow as Vice Chair.

AYES: Nelson, Rosenow, Hansen, Bachman, Moruzzi, Maschka Hitchcock.

NOES: None.

ABSENT: Herr.

1. CONSENT CALENDAR:

- 1.A. APPROVAL OF MINUTES: June 4, 2024 HSPB MEETING.**
RECOMMENDATION: Approve.

- 1.B. A REQUEST BY THE DURHAM FAMILY TRUST FOR APPROVAL OF A MAJOR ALTERATION TO A CLASS 3 SITE LOCATED AT 1077 NORTH ROSE AVENUE, AND ASSOCIATED REVIEW FOR POTENTIAL RE-DESIGNATION OF A CLASS 3 SITE TO A CLASS 1 OR 2 HISTORIC RESOURCE (APN #505-091-005), CASE HDEMO 2024-0009.**

RECOMMENDATION: Take no action, allow the processing of the major alteration, and determine pursuant to CEQA that this action is not a project.

Motion by Member Hansen, seconded by Member Moruzzi to approve all items on the consent calendar.

AYES: Nelson, Hansen, Bachman, Moruzzi, Rosenow, Maschka Hitchcock.
NOES: None.
ABSENT: Herr.

2. PUBLIC HEARINGS:

- 2.A. APPLICATION BY THE CITY OF PALM SPRINGS FOR HISTORIC SITE DESIGNATION OF “THE GAS COMPANY BUILDING” LOCATED AT 211 NORTH SUNRISE WAY, (APN 508-070-016) CASE HSPB #158 (SY).**

Associate Planner and Historic Preservation Officer Yoon presented the staff report and answered questions of the Board.

Mr. Mizrahi, owner, answered questions of the Board.

Jim Cioffi, local architect, provided comments and answered questions of the Board.

Motion by Vice Chair Rosenow, seconded by Member Moruzzi to adopt the findings and recommend that the City Council designate the “Gas Company Building” (HSPB 158) as a Class 1 historic landmark site, subject to conditions.

AYES: Nelson, Hansen, Bachman, Moruzzi, Rosenow, Maschka Hitchcock.
NOES: None.
ABSENT: Herr.

3. UNFINISHED BUSINESS: None.

4. NEW BUSINESS:

- 4.A. APPLICATION BY PALM SPRINGS PRIDE FOR A CERTIFICATE OF APPROPRIATENESS - MINOR TO INSTALL THE “PRIDE MONUMENT” AT THE FRANCES STEVENS PARK, A CLASS 1 SITE, LOCATED AT 538 NORTH PALM CANYON DRIVE (APN #505-325-003), HSPB #7 / CASE CAMI 2024-0005 (SY).**

Associate Planner and Historic Preservation Officer Yoon presented the staff report and answered questions of the Board.

Al Jones, President of the Board for applicant Palm Springs Pride, answered questions of the Board.

Motion by Member Hansen, seconded by Vice Chair Rosenow to approve the Certificate of Appropriateness – Minor and determine pursuant to CEQA Section 15331 that this action is exempt.

AYES: Nelson, Hansen, Bachman, Moruzzi, Rosenow, Maschka Hitchcock.

NOES: None.

ABSENT: Herr.

4.B. APPLICATION BY SMOKE TREE, INC FOR APPROVAL TO DEMOLISH A CLASS 4 SITE LOCATED AT 1801 EAST PALM CANYON DRIVE AND ASSOCIATED REVIEW FOR POTENTIAL RE-DESIGNATION OF A CLASS 4 SITE TO A CLASS 1 OR 2 HISTORIC RESOURCE (APN 510-020-049), CASE HDEMO 2024-0011 (SY).

Associate Planner and Historic Preservation Officer Yoon presented the staff report and answered questions of the Board.

Tracy Conrad, Chief Operating Officer of Smoketree, Inc., representing the applicant, answered questions of the Board.

Motion by Vice Chair Rosenow, seconded by Member Hansen to take no action, and allow the processing of the demolition, and determine pursuant to CEQA that this action is not a project.

AYES: Nelson, Rosenow, Hansen, Bachman, Moruzzi, Maschka Hitchcock.

NOES: None.

ABSENT: Herr.

5. DISCUSSIONS: None.

BOARD MEMBER COMMENTS:

- Member Hansen requests that in the future, lot split projects that have historic resources on them get more careful review and consideration under the California Environmental Quality Act, an initial study with a check sheet.
- Review of the possible need to revise Municipal Code Section 8.05.130 regarding the demolition or alteration of Class 3 and 4 buildings, to include an evaluation of a property as a contributor to a potential historic district. Also, the possible need to review the discrepancy in the criteria used in actively submitting applications by owners versus

applications triggered by trying to designate or alter a Class 3 or 4 site; and, the viability of the Class 2 designation.

STAFF COMMENTS:

- Town & Country Center: Officer Yoon noted that concerns about the old restaurant building have been forwarded to Code Compliance.
- Amended HPO approval for the Certificate of Appropriateness addressing the east elevation of the PS Airport due to building code requirements.
- Expected Applications:
 - o Certificate of Appropriateness for the PS Airport baggage claim expansion: HSPB Review
 - o Minor Alteration to a Class 3 Site for the PS Library project: HPO Review
- Information and clarification about the recent City-initiated Section 14 Historic Context Study.

ADJOURNMENT: The Historic Site Preservation Board adjourned at 7:41 p.m. its regularly scheduled meeting on Tuesday, September 3, 2024 at 5:30 PM, in-person in the Large Conference Room at City Hall.

/s/ Christopher Hadwin

Christopher Hadwin

Director of Planning Services