

**ARCHITECTURAL REVIEW COMMITTEE**  
**CITY OF PALM SPRINGS, CALIFORNIA**  
Council Chambers  
*3200 East Tahquitz Canyon Way, Palm Springs, California*  
[www.palmspringsca.gov](http://www.palmspringsca.gov)

**MINUTES**  
**September 3, 2024 Meeting**

**CALL TO ORDER:**

Ken Lyon called the meeting to order at 5:38 pm.

**ROLL CALL:**

Committee Members Present: WALSH, O'DONNELL, THOMAS, HARLAN, BASTIN, MACDONALD, THOMPSON, CASTRO

Members Excused: None.

Staff Present: Christopher Hadwin, Ken Lyon, Irene Cruz, Alex Rubalcava, Edward Robertson.

**REPORT OF POSTING OF AGENDA:** Agenda available for public access at the City Hall exterior bulletin board (west side of Council Chamber) and the Planning Services counter by 9:00 pm on Wednesday, August 28, 2024.

**ELECTION OF OFFICERS:** Chair and Vice Chair. Election of officers pursuant to PSMC 2.06.020. [Officer terms will be from this election through June 30, 2025.]

Member MacDonald nominated Member O'Donnell as Chair. Member Thompson nominated Member Thomas as Vice Chair.

AYES: MACDONALD, BASTIN, CASTRO, HARLAN, O'DONNELL, THOMAS, THOMPSON, WALSH

ABSTAIN: None

**ADOPTION OF UPDATED RULES OF PROCEDURE**

Motion by Vice Chair Thomas, seconded by Member Castro, to adopt the Updated Rules of Procedure.

AYES: MACDONALD, BASTIN, CASTRO, HARLAN, O'DONNELL, THOMAS, THOMPSON, WALSH

ABSTAIN: None

**ACCEPTANCE OF THE AGENDA:** The Architectural Review Committee will discuss the order of the agenda, may amend the order, note abstentions and request Consent Calendar items be removed from the consent calendar for discussion.

Item 3A will be continued to a date certain

Motion made by Vice Chair Thomas, seconded by Castro, to approve the Agenda as amended

AYES: MACDONALD, BASTIN, CASTRO, HARLAN, O'DONNELL, THOMAS, THOMPSON, WALSH

ABSTAIN: None

**PUBLIC COMMENT:** This time has been set aside for members of the public to address the Architectural Review Committee on the Consent Calendar and other agenda items; and items of general interest within the subject matter jurisdiction of the Board. Although the Architectural Review Committee values your comments, pursuant to the Brown Act, it generally cannot take any action on items not listed on the posted Agenda. Three (3) minutes assigned for each speaker

1. **CONSENT CALENDAR:**

The following routine matters may be acted upon by one motion. Individual items may be removed by the Commission for separate discussion at this time.

**APPROVAL OF MINUTES: JUNE 18, 2024.**

Motion made by Member Thompson, seconded by Vice Chair Thomas, to approve the Minutes of June 18, 2024.

AYES: MACDONALD, BASTIN, CASTRO, HARLAN, O'DONNELL, THOMAS, THOMPSON,  
WALSH

ABSTAIN: None.

**EXCLUDED CONSENT CALENDAR:** Items removed from the Consent Calendar for separate discussion are considered at this time.

2. **UNFINISHED BUSINESS:** None.

3. **NEW BUSINESS:**

- A. **A REQUEST BY MYCG, INC. ON BEHALF OF THE PROPERTY OWNER, CHRISTOPHER FREEMAN, FOR APPROVAL OF MAJOR ARCHITECTURAL (MAJ) AND ADMINISTRATIVE MINOR MODIFICATION (AMM) APPLICATIONS TO CONSTRUCT A 3,280-SQUARE-FOOT SINGLE-FAMILY RESIDENCE, 1,061-SQUARE-FOOT ATTACHED FOUR-CAR GARAGE, AND A 332-SQUARE-FOOT DETACHED ACCESSORY DWELLING UNIT ON A HILLSIDE PARCEL LOCATED AT 1961 VISTA PALIZADA (LOT 67) (APN: 504-400-011), WITHIN THE DESERT PALISADES SPECIFIC PLAN, ZONE ESA-SP, SECTION 4 (CASE AR-2024-0027 & AMM-2024-0002). (AR)**

Item 3A has been continued to a date certain.

- B. **A REQUEST BY HERITAGE GROUP, ON BEHALF OF THE PROPERTY OWNER, SHAUL MEZRAHI, FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 15-UNIT MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT ON A 1.37-ACRE SITE LOCATED WITHIN THE SECTION 14 SPECIFIC PLAN AT 211 NORTH SUNRISE WAY, ZONE MDR (CASE NO. AR-2023-0103) (AR).**

Alex Rubalcava, Assistant Planner, summarized the staff report and answered questions of the Members.

Vicky Barbieri and Manual Escalante-Rascon, Heritage Group, and Tom Doczi, TKD Associates, landscape architect, or the applicant, spoke and answered questions of the commission.

1. Motion by Vice Chair Thomas, seconded by Member Harlan, restudy the project addressing the following. Consider adjusting the color palette #2 (seems similar to the nearby Extended Stay Hotel)
2. Consider providing more shade at the play / recreation area by the pool. (e.g. trees/shade structure, etc.)
3. Break up the long white band along the north bldg. front elevation so the units appear separate
4. Review the pool fence barrier to conform with state regulations to not be climbable.
5. Include at a minimum the west façade of the Gas Company building in the renderings so the context / adjacency with that building is better understood.
6. Show the dimensions between the project pool and the proposed pool at the Gas Company building and the common property line and setbacks in general. (Concern regarding noise and privacy between the multi-family pool / recreation area and the proposed private residence of the Gas Company Building.)
7. Provide solar control (shade element) at the large windows, especially east, west and south facades.
8. Simplify the massing of the front elevations such that they appear more cohesive, less “busy” and more harmonious with the architecture of the Gas Company building.

AYES: MACDONALD, BASTIN, CASTRO, HARLAN, O’DONNELL, THOMAS, THOMPSON,  
WALSH

ABSTAIN: None

**C. A REQUEST BY TOLL BROTHERS, INC., FOR THE APPROVAL OF FINAL DEVELOPMENT PLANS FOR FORTY (40) NEW SINGLE-FAMILY RESIDENTIAL UNITS IN PLANNING AREA 1A, TRACT 37706 OF PLANNED DEVELOPMENT DISTRICT 231 WITHIN THE ESCENA DEVELOPMENT LOCATED AT 1000 NORTH GENE AUTRY TRAIL, ZONE PDD 231 (CASE PDD-0001-2023/5.0666-PD231) (ER).**

Edward Robertson, Principal Planner, summarized the staff report and answered questions of the Members.

Rob Burkhart, BSB Design, and Tom Doczi, TKD Associates, landscape architect, presented on behalf of the applicant and answered questions of the Members.

Motion by Member Thompson, seconded by Chair O’Donnell, to approve as submitted incorporating the solar control elements over the windows / sliding doors

AYES: MACDONALD, BASTIN, CASTRO, HARLAN, O’DONNELL, THOMAS, THOMPSON,  
WALSH

ABSTAIN: None

**D. A REQUEST BY PLC COMMUNITIES, LLC, FOR THE APPROVAL OF FINAL DEVELOPMENT PLANS FOR 71 SINGLE-FAMILY RESIDENCES ON 60-FOOT-WIDE LOTS WITHIN THE PHASE 2 SECTION OF THE MIRALON DEVELOPMENT LOCATED AT 801 SUNRISE WAY, ZONE PDD 290, SECTION 35 (CASE PDD-2024-0001/5.0982-PD 290) (ER).**

Edward Robertson, Principal Planner, summarized the staff report and answered questions of the Members.

Patrick McCabe, Vice President Forward Planning, Michael Stone, and Carol McFarland spoke on behalf of the applicant PLC Communities and answered questions of the Members.

Motion by Vice Chair Thomas, seconded by Member Thompson, to approve with replacement of the bottle trees with another species; Casuarina Equistifolia, She Oak - Casuarina Cunninghamiana, and Beefwood were suggested. The reevaluation of the Plan 2A second story roof, and solar control over the larger areas of glazing

AYES: MACDONALD, BASTIN, CASTRO, HARLAN, O'DONNELL, THOMAS, THOMPSON,  
WALSH

ABSTAIN: None

**ARCHITECTURAL COMMITTEE REPORTS, REQUESTS AND COMMENTS:** Concern expressed about limiting the number of projects scheduled per meeting.

**PLANNING DIRECTOR'S REPORT:** Issues with IPADs crashing will be reviewed with IT.

**ADJOURNMENT:** The Architectural Advisory Committee of the City of Palm Springs adjourned at 8:10 p.m. to the next regular meeting at 5:30 pm on September 16, 2024, at 3200 East Tahquitz Canyon Way, Palm Springs.

Respectfully submitted,

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