

Bobby Keatinge

From: Gerry Smith <gerrysmith@shaw.ca>
Sent: Friday, March 20, 2026 12:50 PM
To: Bobby Keatinge
Cc: 'Carol Wachsmuth'; Janna Taninbaum; 'Bev Bayne Smith'; 'Pamela Harknett'
Subject: FW: Letter to the city



Hello Robert: CRPC-26-0003

We have some issues with the 'conclusions' offered by the Board regarding the repainting project and colour selection as noted below. There was no input from the respective owners on colour selection or options for the 6 circles in Sandpiper, we were not polled and feel the 'white' colour for Circle 4 is simple too light and blinding, a more subtle colour seems to be more logical and several of the owners are supportive of a darker colour.

Info found in the "Owner Advisory Opinion Poll:" A Recap:

1. Substantial due diligence and research was undertaken in preparation for this project.
A: I stand to be corrected, but to my knowledge at no time did our circle rep (John) investigate or poll the other owners in Circle 6 as to colour preference or have a discussion with the owners or seek input. Therefore, we would dispute the comment regarding due diligence and research.
2. During this time, peeling paint was discovered in our circles (see below/attached photo) which revealed a much lighter color beneath the current beige.
A: Peeling paint revealed a much lighter colour – since the circles are in the range of +60 years old, what colour was beneath the 'lighter colour referenced? Perhaps there was/is a darker colour beneath the lighter colour, likely the units have been painted several times over the past 60 years.
3. This lighter color beneath was also found to be more consistent in tone with original photographs of Sandpiper from the 60's by renowned photographer, Julius Schulman (see attached photo of Sandpiper Circle 5, #504)
A: That colour seems to be a definite 'greenish' colour
4. We understand numerous other Sandpiper circles planning repaints are planning to move to lighter tones in keeping with those we have selected. Two Sandpiper circles with "historic" designation (Circles 4 and 3) recently repainted their Circles and lightened their color tones.
A: Disputing what 'other circles' moving to lighter tones, Circle 2 has recently repainted, the colour being not dissimilar from the colours of our HOA and in the waning light 4:00 – 5:00, the colour in circle 2 has a 'green' hue; Circle 1 recently repainted to a colour similar our HOA units; Circle 4 was repainted quite a few years ago and the white is glaring - define recent. Circle 2 and 1 are much more recent in their repainting.
5. The lighter the color shade, the more buildings are kept cool which protects the block, wood, stucco and other materials. Lighter exterior color shades cause less sun damage and keep buildings cooler, reducing energy costs.
A: Agreed, there may be some advantages in painting a 'lighter' shade compared to our current colour, but according to Google AI "Earth-toned light neutrals (like sand, beige, or taupe) are better at hiding the unavoidable desert dust and grime than stark white or very dark" Therefore the sand/beige or taupe colours which would be similar to our current colours would also be attractive. The 'white colour or creamish colour of circles 4 & 3 respectively are not as good as the earth toned colours in hiding dust and grime.

Howdy Neighbours

As you all know, I have been lobbying the past few months for a 3 color choice of paint for the homeowners to vote on. What was, what is, and what might be. The Board is only offering us 2. Now that the vote for the assessment has passed, Associa sent out information about the poll today, not a forum as we were told would happen.

It is interesting to note in their presentation, they do not mention circle 1 recently repainted and chose our current color. Or, the fact that Circle 2, can be seen as being close to what we originally were.

Personally, I think we have the opportunity to return to what William Krisel had originally painted our units. True, it wasn't in his usual white tones, but at that point his focus was blending into the landscape, not standing out. There are also a lot of homeowners who like what we currently have. We received our historical designation in 2017, painted our current color. That should be taken into account.

Our circle rep John Friesen, who is head of the Paint Committee has never seemed interested in considering either of those options.

With a change of color, to a Historic property, the Board must get a Certificate of Approval from the city of Palm Desert to proceed. That process can take 3 months if the city approve it, longer if not.

If we don't change what we have, it is not required.

My point is, the Board has avoided giving us the homeowners, whom they represent, the opportunity to give input and express our opinion.

They have set March 11 as the date to submit your choice of the 2 colors they offer. That is before the AGM March 14 where we might have had the opportunity to have input and discuss the issue. We are paying for this to happen, why don't we get to have all opinions heard by everyone interested in this?

I have posted my thoughts on the Town Square Forum and would ask you to read it, comment if you like, and by all means if you want to be heard, send your thoughts to John Friesen and our president Steve Shaw as soon as possible. Their emails are on the Newsletter sent out by Associa last Friday.

Carol Wachsmuth
609

Regards,
Gerry Smith
Tel. 250 361-7068

Bobby Keatinge

From: Jamin Knight <jknight1171@gmail.com>
Sent: Friday, March 20, 2026 10:37 AM
To: Bobby Keatinge
Subject: Sandpiper paint color



Dear Robert,

My name is Jamin Knight, and I am a homeowner at 602 Sandpiper St.

I am writing to express my concern regarding the paint color approval process for the Sandpiper complex. Although the HOA Board previously assured homeowners that we would have the opportunity to vote on color changes prior to seeking city approval, this vote did not occur. It appears the community was not given the intended input on this decision.

Could you please notify me of the date and time of the city meeting where the Sandpiper color choices will be assessed?

Thank you,

Jamin Knight
602 Sandpiper St

Bobby Keatinge

From: Carol Wachsmuth <dagrammac@gmail.com>
Sent: Friday, March 20, 2026 10:39 AM
To: Bobby Keatinge
Subject: Case# CRPC-26-0003
Attachments: IMG_0916.jpeg; IMG_0849.jpeg; IMG_0850.jpeg



Good Morning Bobby,

Janna Ritz has informed me that our Board Member John Friesen had submitted the paperwork for a COA regarding the repainting of units 5-10 at the Historically designated Sandpiper on February 26th of this year.

As I have expressed to you already, I and many other homeowners feel strongly about the color issue, and the fact that we have not been able to participate in the decision.

We held our AGM March 14, 2026 and once again, did not receive any information regarding the submission already being sent to your department.

I find that deceitful and frustrating.

I have attached a photograph of a board I prepared for that AGM, and spoke to the attending homeowners about this issue.

As well, there is a photo of the historic Krisel color and a paint stick from 2003 as evidence of it being used here.

I am returning to Canada at the end of next week, and will most likely have to attend the hearing by zoom.

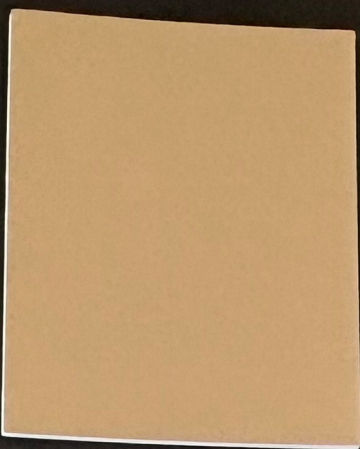
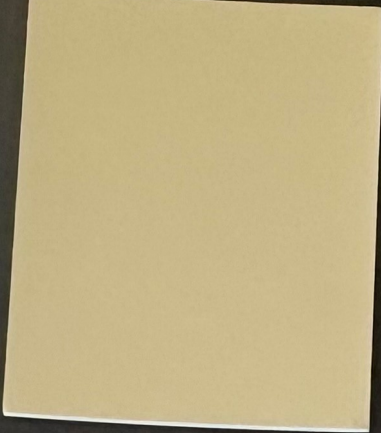
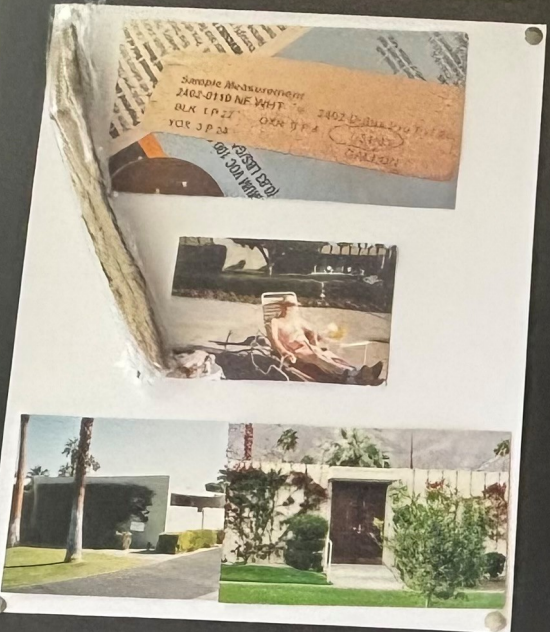
I am asking if you would like to have the sample board to use at the hearing when it takes place?

I can drop it off at your office at your convenience.

Thank you

Carol Wachsmuth

609 Sandpiper



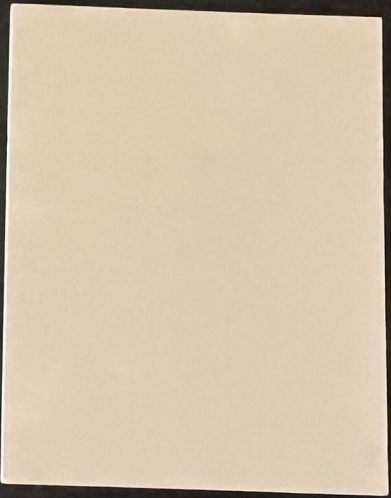
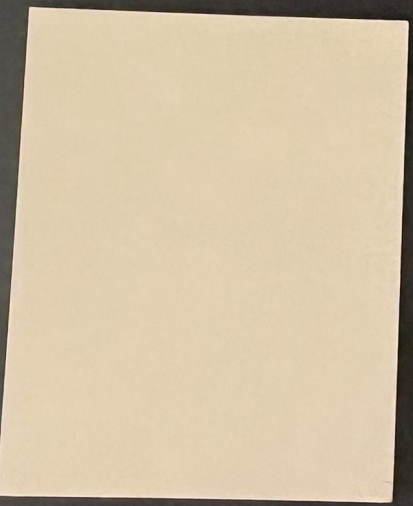
PAST
 Kiesel Prelude SPMA10
 An original Kiesel Color found in the Dunn Edwards
 KISEL COLLECTION MANIFOLD STUDIO
 Provided by Chris Menrad

PRESENT
 Obtained from the Contractor during our last repainting
 Name and formula unavailable but can be color matched

Under Chapter 20.60 of the Palm Desert Municipal Code, exterior alterations to a designated historic resource, including changes to paint color, requires a Certificate of Appropriateness (COA) before beginning any work. Specifically, Section 20.60.01(D)(10) identifies exterior painting as a reviewable action. If the building exterior gate under the subjective review of the HCA, the HCA would need to submit a COA application. Staff would then review the proposal using the criteria outlined in Section 20.60.100.

Regarding landscape modifications, Section 20.60.01(D)(11) notes that the removal or retention of certain landscape features such as walkways, planter walls, fountains, and to some lesser natural foliage, may also require a COA before changes are made.

While the City cannot recommend a paint forensics specialist, any historical documentation, physical evidence, or research you or the HCA provide can definitely be included in the application for consideration.



PROPOSED NEW COLOR
#1
 Vintage Ephemera
 Circle #3
 Dunn Edwards DET670

PROPOSED NEW COLOR
#2
 Dunn Edwards Custom Color
 Circle #4

Dunn-Edwards

019 12:47 10/14/2022 CATHEDRAL CITY

0019-0254-10221

KRISEL PRELUDE

SPMA10-1 SUPREMA INT FLAT

1 Quart L Y Notation /48

04: 0 Y+ 25.503

12: 0 Y+ 0.375

13: 0 Y+ 2.375

ARCHITECTURAL/DESIGNER

Custom Tinted Paint - Not Returnable for Exchange or Refund

Color may vary slightly from a color chip or container to container.

Check for correct color match and confirm color before application.

Dunn-Edwards accepts no responsibility for any mis-matched paint
after it has been applied. NOTE (A)=ALKALI & (I)=INTERIOR ONLY

THE #1 CHOICE OF PAINTING PROFESSIONALS®

Painting Contractor:

Job Name:

Architect/Designer:

Date:

Product:

Color:

Area / Sheen:

D.E. Contact:

OCTOBER 14TH 2022

SPMA10

KRISEL PRELUDE

FLAT

WANDA

BARRAGAN

the magic of nature
with Midnight Garden
painted green with earth
. Evoking the sereni
en under the moonlig
creates space for calm

Bobby Keatinge

From: Annette Piguillem <apiguillem@gmail.com>
Sent: Tuesday, March 31, 2026 5:39 PM
To: Bobby Keatinge
Subject: Sandpiper Certificate of Appropriateness for case #CRPC-26-0003



Dear Mr. Keatinge,

I am writing to you as a homeowner in Sandpiper regarding the Certificate of Appropriateness for case #CRPC-26-0003.

I am requesting that you place this request on hold or deny it until the results of the homeowner paint survey have been shared with the community and a consensus on paint color has been reached. Many homeowners prefer either the existing color or the original color selected by Krisel, rather than a color chosen by a single individual.

Thank you for your time and consideration of this matter.

Best regards,

Annette Piguillem
607 Sandpiper
Palm Desert, CA 92260

Bobby Keatinge

From: Sian Winship <sianwinship@gmail.com>
Sent: Friday, April 3, 2026 11:27 AM
To: Bobby Keatinge
Subject: Inappropriate Alterations to Sandpiper, City of Palm Desert Landmark
Attachments: We sent you safe versions of your files; Winship CV 12.8.25.docx

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.



Dear Mr. Keatinge,

As a preservation professional, President of the Society of Architectural Historians, an adjunct professor in the Heritage Conservation Program at USC, and an owner of 1004 Sandpiper Street, I wish to express my dismay at the way the Sandpiper Circle 5-10 Homeowners Association (HOA) has conducted the alterations to landscaping and paint color selection for this designated historic resource. The recent landscaping of Circle 10 failed to obtain a Certificate of Appropriateness from the city, as required, and resulted in the alteration of key character defining features.

The HOA is now on a similar path with the selection of paint colors for the exterior of the buildings in Circles 5-10.

In both cases, no architectural historian or preservation architect was consulted. With regard to painting, there has been no professional paint striation test conducted. The lack of such a responsible and scientific approach has resulted in aesthetic choices by one or a few homeowners, rather than an objective and well-researched plan as required by the Secretary of the Interior's Standards for rehabilitation. Ideally, the paint color choice should be guided by a striation test. Looking at "peeling paint" is not an approach based in science nor good preservation practice.

With regard to landscaping, no architectural historian or preservation landscape architect was consulted. The designer, Paul Ortega, is a water conservation expert, not a preservation professional. The landscape design for Sandpiper is an essential component of the design and a character defining feature, as outlined in the landmark application. Moreover, architect William Krisel received an award *specifically* for landscape design for the project.

Per the City Code: "Removal or alteration of landscape features, such as walkways, planter walls, fountains, and in certain circumstances mature foliage, that contribute to the historic character of the property, but are not designated or listed as a contributing feature to a historic district." (Section 29.60.010.D.6) This applies as well to exterior paint colors (Section 29.60.010.D.10).

This blatant disregard for city policies and procedures should not be tolerated or rewarded. The HOA's failure to apply for a Certificate of Appropriateness for these two projects suggests a pattern of reckless behavior. The HOA needs to be held accountable as a steward for the City's historic resources now and in the future. The current plan is to convert the landscaping of historically-designated Circles 5-9 to an Ortega design, and it is important that that there be no further damage to Krisel's landscape design.

I urge you not to look the other way on work already completed or tacitly endorse replication in other circles that will further damage the integrity of Sandpiper as a historic resource.

Thank you for your consideration,

Sian Winship

Preservation Consultant (CV attached)

Owner, 1004 Sandpiper

April 6, 2026

Bobby Keatinge, Associate Planner II
City of Palm Desert Planning Department
rkeatinge@palmdesert.gov

Attention: City of Palm Desert Historic Preservation Committee

Dear Mr. Keatinge,

I am the owner of 1004 Sandpiper Street, located within Historic District #4 (Sandpiper Circles 5-12) designated by the City of Palm Desert in 2017.

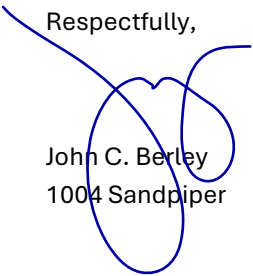
The HOA responsible for maintenance and repair of Circles 5-10 has submitted a Certificate of Appropriateness application to change the paint color of all buildings in the Historic District. The HOA claims the color submitted for approval is the original color, but it's not clear how they can make that claim. There was no effort to consult with a preservation expert or to consult with the City about the color change. It appears the color was determined solely by the HOA's preference or taste.

I am a former 14-year Santa Monica Landmarks Commissioner and 25 year design professional. My historic restoration/rehabilitation projects in Southern California include the Sunnylands Estate/Sunnylands Center & Gardens in Rancho Mirage, Grand Central Air Terminal in Glendale, the Caltech Athenaeum in Pasadena, and the Annenberg Beach House in Santa Monica. Every project involving a historic resource requires the application of the Secretary of the Interior's Standards. This is true in Santa Monica, Rancho Mirage and I am confident the same is true in Palm Desert.

An important reason for my choosing to live at Sandpiper is that it is a Palm Desert historic landmark. I thought I could rely on all proposed major changes being properly managed. I'm sorry to say with the paint color change proposed for Sandpiper, this is proving to not be the case.

For this reason, I ask that you recommend the City Historic Preservation Committee deny the Certificate of Appropriateness paint color change application for Sandpiper Circles 5-10 and recommend the applicant hire a preservation paint specialist to conduct a paint striation study for Circles 5 through 10. The HOA can then submit an application that demonstrates best preservation practices and correctly reflects Palmer & Krisel's original color intent for Sandpiper.

Respectfully,



John C. Berley
1004 Sandpiper

Bobby Keatinge

From: Peter Moruzzi <petermoruzzi@gmail.com>
Sent: Tuesday, April 7, 2026 4:24 PM
To: Bobby Keatinge
Subject: Sandpiper Landscaping Alteration Concerns



Dear Mr. Keatinge,

My name is Peter Moruzzi and I'm the founding president of the Palm Springs Modern Committee (PS ModCom) that, since 1999, has been a strong advocate for the preservation of our Valley's historic modern architectural heritage. I'm also a member of Palm Springs' Historic Site Preservation Board. By profession, I'm an architectural historian with over 20 years of experience.

As you know, master architect William Krisel not only designed Sandpiper's architecturally important buildings but also the extensive landscaping plan implemented at the time of construction. In fact, Krisel received an award specifically for landscape design for the project. Amazingly, much of that original landscaping design still existed when the property was designated by the City of Palm Desert as a historic landmark. Given that history, I am extremely dismayed by the recent removal of Krisel's original landscaping design at Sandpiper Circle 10.

It seems that the local Homeowners Association (HOA) failed to obtain a required Certificate of Appropriateness from the city for their plans with the result that key character defining features were altered without official review. It now appears that the HOA is in the process of selecting paint colors for the exterior of the buildings in Circles 5-10 without consulting an architectural historian or preservation architect in determining appropriate original colors for the buildings. Worse yet, it seems that landscaping plans similar to what occurred at Circle 10 are contemplated for Circles 5-9.

I feel quite strongly that the HOA's actions not only should be condemned by the city but that the HOA must be required to restore the altered landscaping to as close to Krisel's original design as possible and also be required to retain qualified professionals to determine the original colors of the buildings and use these colors for future painting projects. Further, the city should reject the issuance of Certificates of Appropriateness for any proposed landscaping alterations that are inconsistent with Krisel's original design.

I urge you not to look the other way on work already completed or endorse similar landscaping plans in other Circles that will further damage the integrity of Sandpiper as a historic resource.

Respectfully,

Peter Moruzzi

Bobby Keatinge

From: Sherry Gottlieb <sherrygottlieb0@gmail.com>
Sent: Friday, March 27, 2026 11:10 AM
To: Bobby Keatinge
Subject: Sandpiper Historic paint selection

Dear Sir,

After review of renderings of the current paint color on our units, and a historic color used by William Krisel on our HOA from 1960's I want to voice my support to choosing the Historic color.

Sandpiper is a very important piece of history for Palm Desert and to preserve this in ALL areas is what all agreed to with the historic designation.

Please don't hesitate to be in touch should you have any questions,

Thank you for your allowing my voice to heard.

Sincerely
Sherry Gottlieb
610 Sandpiper Street
Palm Desert, CA 92260

Sent from my iPhone

Bobby Keatinge

From: Janna Taninbaum <lovedog3865@gmail.com>
Sent: Sunday, December 21, 2025 8:56 AM
To: Bobby Keatinge
Subject: Historic Sandpiper Paint/Landscape



Hello Mr. Keatinge,

I hope this message finds you well, enjoying the warmth of the season and preparing for the holidays.

I wanted to provide you with an update following our HOA's regularly scheduled meeting this past Tuesday evening, and to ask for any guidance you may be able to offer.

During the meeting, there was discussion regarding a proposed change to the exterior paint color. I raised the issue of the historical Certificate of Appropriateness, but there was some evasion around that topic. When I asked what the formal reasoning for the change would be, the response centered on the idea that other mid-century historic compounds have higher ratings and popularity when painted lighter colors, and they like it.

William Krisel's son, who is a resident here, spoke in favor of a lighter color, stating that it would fall within his father's palette. However, there is no evidence that such a color was historically used within our particular circles, nor any documentation supporting its presence here.

At its core, the situation presents three possible paths:

1. **Maintain the status quo**, based on the conditions at the time of historical designation.
2. **Pursue full restoration**, returning every element—architecture, landscaping, and color—to its original state.

3. **Adopt a lighter or white color**, either to match other HOA circles or simply because it is preferred aesthetically today.

Many of us do not want the third option. Unfortunately, a large portion of residents do not attend meetings, often out of a fear of “making waves.” I try to remind them that they own this place and that, as stewards of a historic compound, we have a responsibility to protect it.

That stewardship is not symbolic. In exchange for maintaining the integrity of the buildings and grounds, we receive a tax credit from the City, which helps keep our monthly dues lower than they otherwise would be. The guidelines in place exist for a reason: to protect the property from shifting tastes, short-term trends, and self-serving decisions, and to preserve pride of ownership and long-term value.

We have now established that the **gardens do not have a Certificate of Appropriateness**, nor have any plans been submitted. Given that, it is reasonable to question whether the same is true regarding the paint. Separately, it has come to our attention that significant changes are being planned within the pool areas, including altered bed shapes and a move toward desert scape landscaping with no annuals. I have requested that plans be displayed for residents, but have received no response.

My question to you is this: **what steps might I, along with like-minded residents, spearhead to ensure these changes do not proceed without proper review, documentation, a clear plan, and a vote?** While we have been offered a vote on the paint color, no actual color has been identified. It may be the same as Circle 3 or 4, but no one seems to know what that color is, nor whether those circles ever applied to the City for approval. One resident even mentioned he did not believe City approval was required at all.

I worry that this reflects a broader issue in town—how easily historic protections can be bypassed when their purpose is not fully understood or communicated.

I strongly believe residents would benefit from hearing directly about what your department does and why these guidelines matter. An in-person presentation or

discussion could go a long way, and I would gladly host such a gathering if that were of interest.

In the meantime, I wanted to keep you informed and to ask whether you have any advice or resources that might help us navigate this situation responsibly. From one lover of architecture to another, your insight would be deeply appreciated.

Warm regards,
Janna Ritz

Happy Holidays

I am a seven-year resident within the historically designated community of Sandpiper. This property represents a “first of its kind” lifestyle development in the region, designed by William Krisel, who uniquely shaped both the architecture and landscape as a unified vision.

Sandpiper is not simply a residential community—it is part of a broader cultural movement that helped define the Southern California lifestyle. Like much of mid-century modern design, its philosophy is rooted in principles influenced by Walter Gropius and the Bauhaus, where restraint, continuity, and harmony with the environment were essential. The design language is intentional and enduring; it is not meant to shift with changing personal tastes.

As Sandpiper approaches the renewal of its first 10-year historic designation agreement, it is important that we recommit to our role as stewards. That responsibility requires adherence not only to guidelines, but to process.

To date, there has been no consistent use of Certificates of Appropriateness (COA) across the HOA circles, including significant landscape changes. In Circle 10, substantial alterations were made without prior approval, followed by an application after the fact. This reverses the purpose of the process.

The inner circles are especially significant. They represent the original interpretation of shared outdoor living—central to Sandpiper’s identity and to mid-century Southern California pool culture. Historically, these spaces incorporated lawn and seasonal plantings as part of a balanced composition. The recent removal of established plant material and replacement with designs that diverge from that intent raises concern, particularly if this is to serve as a model for future work.

At the same time, Sandpiper HOA 5–10 has been studying a paint color change for over two years. The current direction appears to be based largely on preference rather than demonstrated need. However, the existing color palette was in place at the time of historic designation. Any proposed change should clearly answer three questions:

- What is historically accurate?
- What currently exists?
- Why is a change necessary?

Without that framework, the request becomes subjective rather than preservation-based.

Krisel’s work consistently emphasized the relationship between built form and the surrounding landscape—the blending of structure, tone, and environment. Evidence of original finishes found on-site suggests a range of muted, earth-based tones that supported this continuity. A significantly lighter palette risks disrupting that relationship, visually separating the architecture from its natural desert backdrop.

There are also practical considerations. Concerns have been raised about the implications of surface preparation for repainting, including whether sanding could introduce environmental or health risks. This further underscores the importance of evaluating whether a full color change is warranted at all.

It is also important to recognize that Sandpiper was intentionally designed with variation between its HOA circles. Uniformity across all sections was never the goal; cohesion was achieved through shared principles, not identical outcomes.

Historic designation exists to protect against gradual erosion through individual preference. Small changes, made incrementally, can ultimately result in the loss of defining character.

For that reason, I respectfully ask that any proposal for change—particularly one based primarily on taste—be carefully reconsidered. If adjustments are necessary, they should remain within the established tonal range and original design intent.

If we would not alter defining architectural elements—such as transom windows—to suit changing preferences, we should apply that same discipline to color, landscape, and overall composition.

Our responsibility is not to reinterpret Sandpiper, but to preserve it.

We are not being asked to maintain Sandpiper—we are being asked to change it. And that requires a higher standard than preference.

Historic designation is not about what we like today; it is about what we are entrusted to protect over time.

Once we move away from that responsibility—even in small ways—we don't just make a change, we begin to lose the very character that made this place worth preserving in the first place.

I ask that we choose stewardship over preference, and preservation over revision.