



ARCHITECTURAL ADVISORY COMMITTEE STAFF REPORT

DATE: April 21, 2014

NEW BUSINESS

SUBJECT: A MINOR ARCHITECTURAL REVIEW REQUEST BY BANK OF AMERICA FOR ADA UPGRADES AND EXTERIOR REHABILITATION AT THE CITY NATIONAL BANK BUILDING, A CLASS 1 HISTORIC SITE LOCATED AT 588 SOUTH PALM CANYON DRIVE, ZONE C-1 (HSPB #52) (CASE 3.0899 MAA)

FROM: Department of Planning Services

SUMMARY

Bank of America is replacing the ADA ramps and railings to meet new accessibility standards. The Bank also has proposed repairs and rehabilitation of deteriorated exterior conditions in response to a code citation. As a commercial building on a major thoroughfare, the proposed project is subject to Architectural Review pursuant to PSZC 94.04. As a Class 1 historic site, it is subject to a Certificate of Approval from the Historic Site Preservation Board.

RECOMMENDATION:

Approve the proposed scope of work with the following conditions:

- In repainting the exterior of the building, colors to reflect original color scheme.
- Landscape plan to be submitted for AAC recommendation prior to issuance of construction permits for that work.

ISSUES:

In the past, numerous modifications have been made to the exterior of the City National Bank Building that diminish its historic and architectural integrity. In addition, a lack of maintenance has caused serious deterioration of certain parts of the building. The proposed project will repair and restore specific components of the exterior of the building. A separate initiative to upgrade the existing ADA ramp has been integrated into this project for approval.

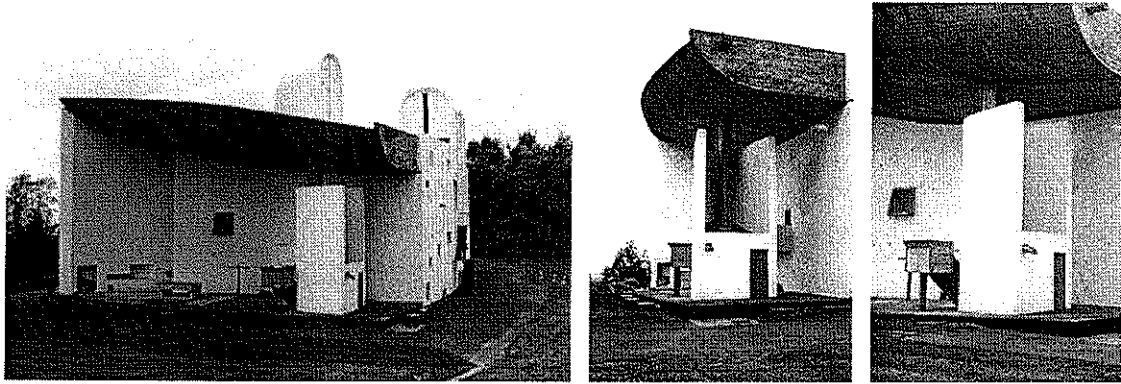
BACKGROUND:

Completed in 1959, the design of the building at 588 South Palm Canyon Drive is credited to Rudy Baumfeld (1903 – 1988) of the architectural firm Victor Gruen Associates of Beverly Hills. It was constructed as a branch office for The City National Bank of Beverly Hills. The building's designer Rudy Baumfeld is credited for designing

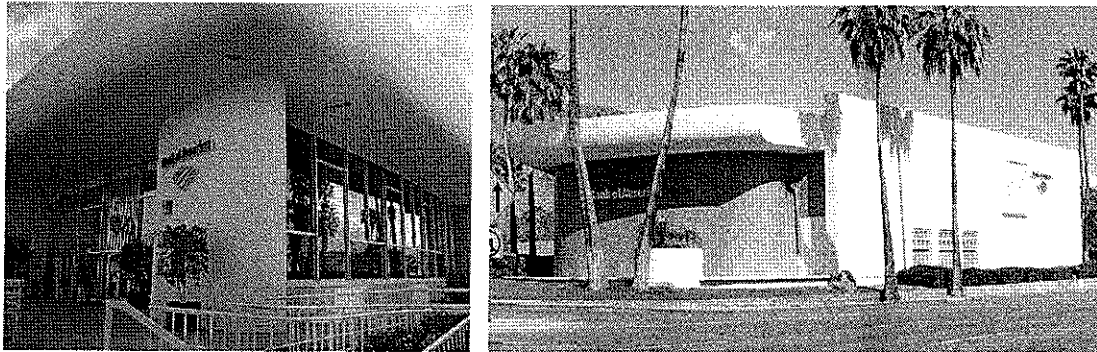
April 21, 2014

Case 3.0899 MAA / HSPB 52 City National Bank ADA Ramp & Repairs.

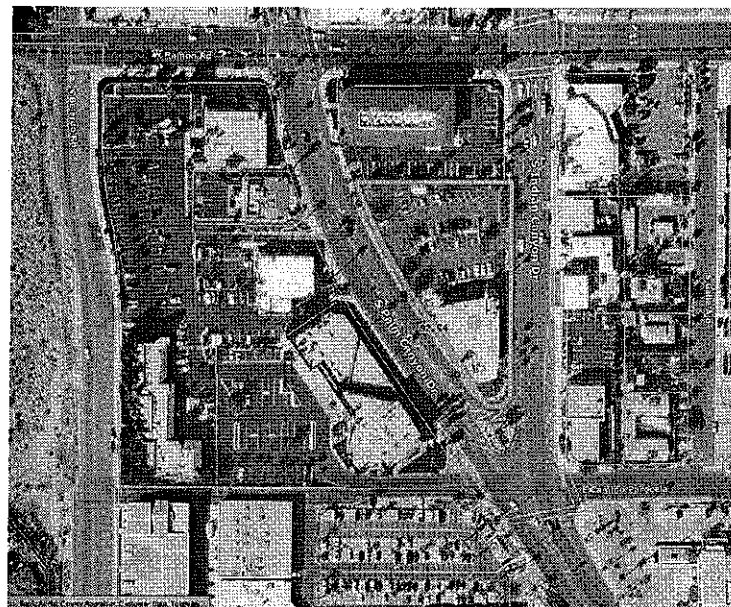
the first two-level shopping mall in America in Southdale, Minnesota. The building's design is influenced by internationally renowned architect Le Corbusier's Ronchamp Chapel, built five years earlier in France.



The Chapel Notre Dame du Haut in Ronchamp, France by Le Corbusier – 1954



Details of the City National Bank Building – 1959



SUBJECT SITE

Over time, several "defining elements" of the bank have been removed or demolished. Several years ago, Bank of America (B of A) installed an ADA ramp at the northwest corner of the building at the main entrance. With the installation of the ramp, a major portion of the original white terrazzo "plinth" and quarry tile steps were demolished and replaced with terra-cotta colored pigmented concrete. (The current ramp replacement is required to comply with changes in regulations for accessibility.) A large blue mosaic fountain, originally located just northwest of the building main entrance was removed at some time in the past (the bank is not proposing to replace this fountain). The original paint color palette of bright white soffit and light taupe colored walls has been altered. Also removed at some time in the past and not scheduled for replacement with this project was a decorative brise-soliel or vertical sun screen constructed blue and clear anodized aluminum mounted in front of the west-facing windows.¹

The building was cited by City Code Enforcement in late 2013 for lack of maintenance. The following items needing attention were identified. The banks' response / corrective action to each is outlined:

1. *Deterioration of the cantilevered concrete/terrazzo "plinth" or base around the building. (loss of matrix paste, spalling, cracking, corrosion of reinforcing steel, etc.)*

Patch and repair existing terrazzo "plinth" and walkway platform to match existing. Apply slip-resistant coating.

2. *Chipped paint on exterior steel handrail (numerous locations).*

Existing landscaping and irrigation along the south, east, and west building elevations to be replaced with drought tolerant species. Irrigation to be converted to drip / water conserving components.

3. *Deteriorated planters along the west façade; missing marble veneer, etc.)*

Replace missing marble veneer on planter box and re-landscape / replant.

4. *Re-install the yellow mosaic ceramic tile to match original that was removed from the west façade below the windows.*

Provide and install yellow mosaic ceramic tile on west façade, below windows, between marble-clad planter boxes.

5. *Replace/replant landscaping with "desert appropriate" landscape material, including planter boxes, and adjust/modify the irrigation*

¹ City staff provided to the applicant historic photos furnished by the Victor Gruen & Associates Archives, showing the fountain, plinth condition, entry steps, brise-soliel and the original paint scheme for the building. Staff provided the applicant with information about Mills Act Historic Property Maintenance Contracts, which the bank may wish to consider as part of a larger strategy for augmenting funding for long-term capital maintenance and repair consistent with the Secretary of Interior Standards.

system away from the building to prevent future overspray and building deterioration.

Replace existing landscape and irrigation system with drought-tolerant species and water-conserving / drip irrigation system adjusted to prevent overspray on building elements, along east, south and west elevations of the building.

6. *Deterioration of the cement-plaster stucco along the lower edge of the east façade due to overspray from the irrigation system.*

Repair exterior cement plaster, verify no damage to structure, repaint building.

7. *Remove mineral buildup from ceramic tile and other surfaces caused by irrigation overspray.*

Clean, patch, repair as necessary blue ceramic mosaic tile; irrigation system to be revamped to eliminate overspray of water.

8. *Walls with paint patches covering graffiti should be painted "edge to edge".*

As noted above #1, building will be repainted.

In addition, the Bank has agreed to perform the following improvements / repairs:

1. Exterior Building Flood Lights: Remove and replace three "wall pack" flood lights and 1 parapet-mounted flood light to conform to State lighting standards for banks and financial institution ATM's (California AB-244 ATM lighting). Conceal conduit. Existing canopy lights to remain (previously re-lamped with energy efficient luminaires).
2. Existing handrails: Repair and repaint all existing handrails.
3. Exterior concrete "plinth" walkway platform: Existing colored concrete to remain and be pressure washed and sealed.
4. ADA accessibility ramp: Remove the existing ramp and railings and replace with new conforming ramp assembly. Ramp concrete surface to match existing colored concrete finish on north side "plinth".

Modifications to commercial buildings require architectural approval pursuant to Zoning Code Section 94.04.00 (E) and as a Class 1 historic site, require a Certificate of Approval from the Historic Site Preservation Board pursuant to Municipal Code Section 8.05.180.

<i>Related Relevant City Actions by Planning, Fire, Building, etc.</i>	
July 18, 2007	City Council designated Class 1 historic site
November 12, 2013	HSPB approval of mechanical equipment replacement on the roof.

Neighborhood Meeting	
None	

Ownership	
1996	Purchase by Bank of America.

FINDINGS

Review of the proposal against the Architectural Guidelines.

Pursuant to PSZC Section 94.04.00 ("Architectural Review"), *The planning commission architectural advisory committee shall examine the material submitted with the architectural approval application and specific aspects of design shall be examined to determine whether the proposed development will provide desirable environment for its occupants as well as being compatible with the character of adjacent and surrounding developments, and whether aesthetically it is of good composition, materials, textures and colors. Conformance will be evaluated, based on consideration of the following:*

Item	Guideline:	Conforms?	Staff Evaluation:
1	Does the proposed development provide a desirable environment for its occupants?	Yes	The repairs and ramp replacement will provide code-compliant access for the building. The repairs and re-landscaping will enhance the appearance of the building.
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Partially	The proposed repairs will maintain the character and appearance of the building and will be done in a manner consistent and compatible with the Secretary of the Interior Standards for Historic Structures, with the exception of the pigmented ramp, steps and "plinth" which are proposed in a material and color that is neither original nor compatible with the historic character of the site.
3	Is the proposed development of good composition, materials, textures, and colors?	Partially	The applicant proposes repairs, restoration and replacement of many deteriorated finishes and components. Although the pigmented concrete ADA ramp, north entry steps and "entry porch" provide a durable slip-resistant walking surface, they do not relate to the existing composition of white terrazzo and terra cotta quarry tile of the original historic building. Staff recommends that in repainting the building, the applicant use the original color palette for the building.

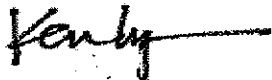
4	Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas	Yes	The existing site configuration at the bank is not proposed to change. Pedestrian and vehicular areas are adequately defined and distinct from one another.
5	Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted	Yes	The maintenance, repair, restoration and replacement of deteriorated portions of the building are proposed in a manner that is harmonious and respectful of the historical significance of the building with the exception of the pigmented concrete ADA ramp and existing concrete steps and entry porch. While the proposed ramp will closely match the existing pigmented color of the steps and entry porch, these materials and colors are not harmonious with the original materials found in this part of the site. These items could be replaced with more harmonious materials in the future.
6	Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment	NA	
7	Building design, materials and colors to be sympathetic with desert surroundings	NA	
8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Partially	The proposed maintenance work will restore and stabilize the exterior elements of this historic building and site with materials and colors that are harmonious and appropriate. The exception as noted above is the pigmented concrete ramp, steps and entry porch.
9	Consistency of composition and treatment	Partially	The material composition of the proposed stucco, paint, tile, marble, terrazzo repairs are consistent and appropriate. However, the bank is encouraged to explore long term restoration and replacement of the terrazzo steps and porch using slip-resistant surface treatment, textures, and imbedded non-skid strips, studs or treads.
10	Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials	Yes	The proposed landscape replacement will enhance the exterior appearance of the site, eliminate water over-spray on the building surfaces and reduce water consumption and maintenance costs.

ENVIRONMENTAL ASSESSMENT

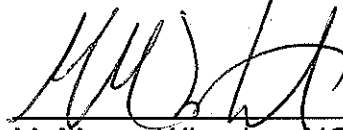
The proposed ADA ramp, landscape revisions and maintenance repairs are defined as a project under the guidelines of the California Environmental Quality Act (CEQA). Staff has evaluated the project and recommends a Class 31 Categorical Exemption from further analysis under CEQA. This class of exemption includes repair, stabilization, rehabilitation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995, Weeks and Grimmer).

As noted above, the historic integrity of the bank would be strengthened by selecting a material other than the pigmented concrete to replace the ramp, steps and entry porch, and by restoring / replacing the mosaic fountain and brise-soliel. It is recognized however, that these elements were missing at the time of Class 1 designation of this site. The proposed project does not diminish the historic integrity any further than existed at the time of designation as a historic site. The proposed project does not preclude or prevent these elements from being restored at a later date in a manner consistent with the Secretary of the Interior Standards. With the historic photos in hand, the applicant now has information necessary for consideration of such a future project, should it decide to do so.

Staff recommends that the AAC recommend approval of the project by the (HSPB).



Ken Lyon, RA
Associate Planner



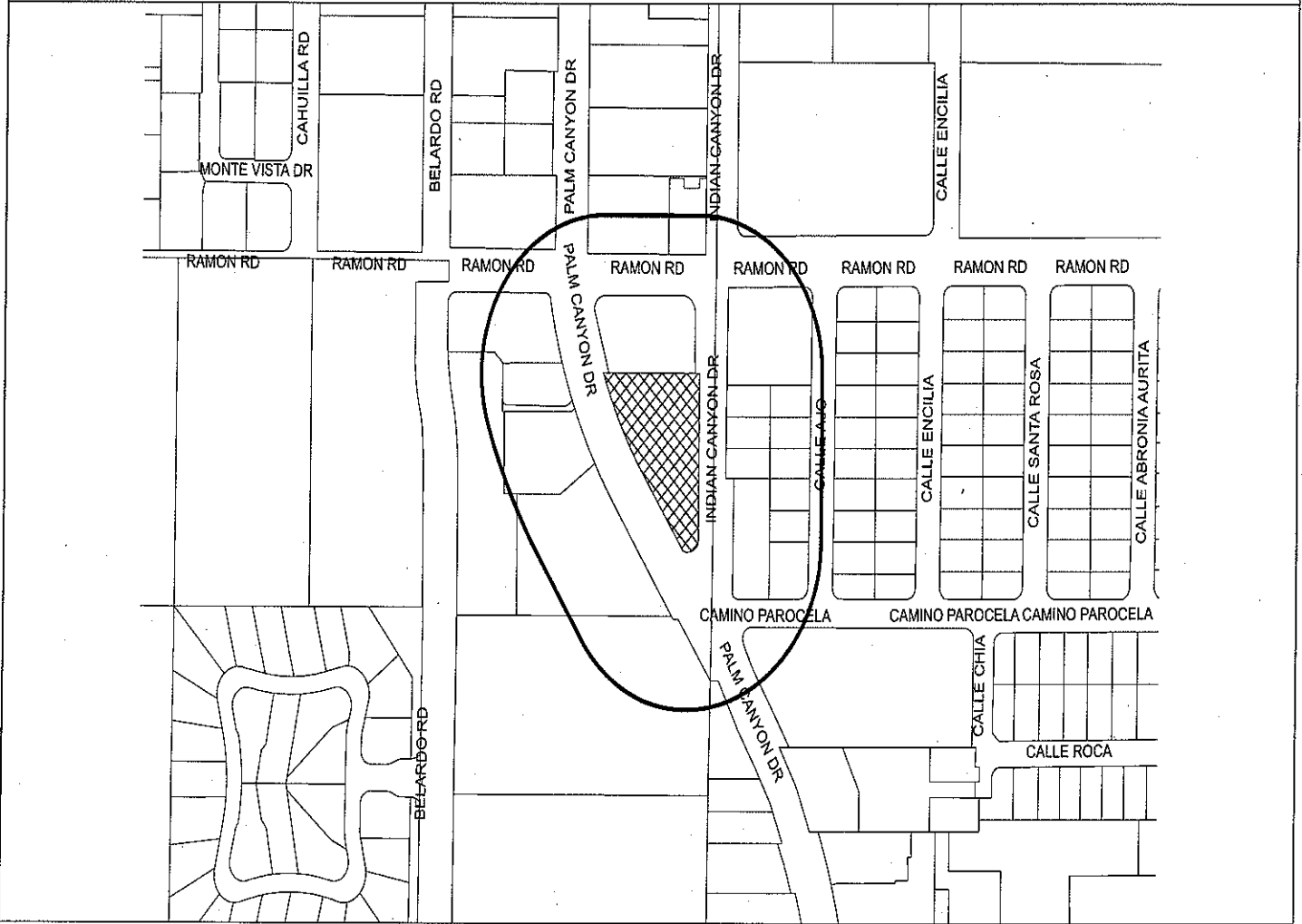
M. Margo Wheeler, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Project narrative
3. Site plan, elevations, details.
4. Code Enforcement Courtesy Notice dated October 9, 2013.



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 3.0899 MAA / HSPB 52

APPLICANT: Bank of America

DESCRIPTION: Proposed ADA ramp and maintenance improvements at the City National Bank Building, a Class 1 historic site, located at 588 S Palm Canyon Drive, Zone C-1, Section 23.

L.A. ARCHITECTS

Bank of America – Palm Springs Main

Scope of Work: Exterior Repairs

Dated: March 10, 2014

Please let the following serve as a review of the repairs that are proposed for the Bank of America Palm Springs Main banking center, 588 S. Palm Canyon Dr., Palm Springs, California 92264. The proposed scope of work represents what Bank of America will be completing that addresses the City of Palm Springs Code Violation CE130877:

No. Description

1. **Exterior Building Cement Plaster:** Repair existing parameter cement plaster at areas of water damage. Match existing finish and construction. During repairs contractor is to verify if existing framing has been damaged. Notify Bank of America and architect if framing requires repairs. Repaint building.
2. **Landscape and Irrigation:** Replacement existing landscaping and irrigation along south, east and west building elevations. Replacement landscaping to be desert and drought tolerant landscaping and irrigation to be replaced with drip and water conservation irrigation. Landscaping type to be as approved by the City of Palm Springs Planning Department. Approximate area 4,900 sq.ft. Note that existing palms, trees and rocks within this area are to remain. See Landscape Drawings.
3. **Existing Exterior Terrazzo Walkway Platform:** Patch and repair existing terrazzo walkway to match existing. Provide slip resistant coating. Contractor to provide test sample for approval by Bank of America, Architect and City of Palm Springs Planning Department.
4. **Existing Exterior Planter Box:** Provide marble fascia at planter box that is missing marble fascia.
5. **Existing Exterior Blue Wall Tile:** Clean existing blue tile.
6. **New Exterior Yellow Wall Tile:** Provide and Install yellow tile along portion of west façade below existing storefront system and between existing planter boxes. Tile specification to be determined.
7. **Exterior Building Flood Lights:** Remove and replace (3) wall pack light fixtures and (1) parapet mounted flood light. All conduit to be concealed. Existing canopy downlights and parking lot pole lights to remain intact. Note: Replacement lighting to meet requirements of State of California AB-244 ATM lighting. See Electrical Drawings.
8. **Existing Handrails and Guardrails:** Repair and repaint all existing handrails. Finish: White.
9. **Exterior Concrete Walkway Platform:** Existing colored concrete platform construction to remain. Contractor to provide cleaning of concrete finish.
10. **Exterior Disabled Pedestrian Ramp:** Replacement existing pedestrian ramp and railing with conforming construction. Ramp concrete finish to match existing colored concrete finish, and new railing color to be white. Note: Replacement Ramp and Railing under separate building permit.

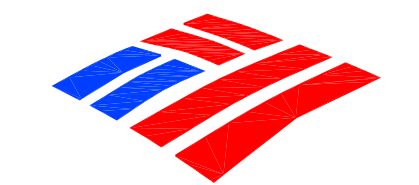
End of Items



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L.A. ARCHITECTS
Architect
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Bank of America



EXTERIOR REPAIRS
PALM SPRINGS MAIN
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ARCHITECTURE PLANNING DESIGN MANAGEMENT

Palm Springs Main - Exterior Repairs Schematic Design Documents

<u>Sheets</u>	<u>Description</u>
T-1A	Title Sheet: Index of Drawings
SP(E)-1	Site Plan: Existing For Reference
SP(E)-1.1	Partial Site Plan: Existing For Reference
SP-1.1	Site Plan: Proposed Scheme #1
EL(E)-1	Exterior Elevations: Existing For Reference
EL-1	Exterior Elevations: Proposed - Scheme #1
PB-1	Photographs: Existing Conditions

588 S. Palm Canyon Dr.
Palm Springs, California 92264

Architect Project: 50-560A

<u>Issue Date</u>	<u>Issue Description</u>	<u>By</u>	<u>Check</u>

Seal/Signature

Project Name

EXTERIOR REPAIRS
PALM SPRINGS MAIN

Project Number

50-560

CAD File Name

BA560A1.DWG

Description

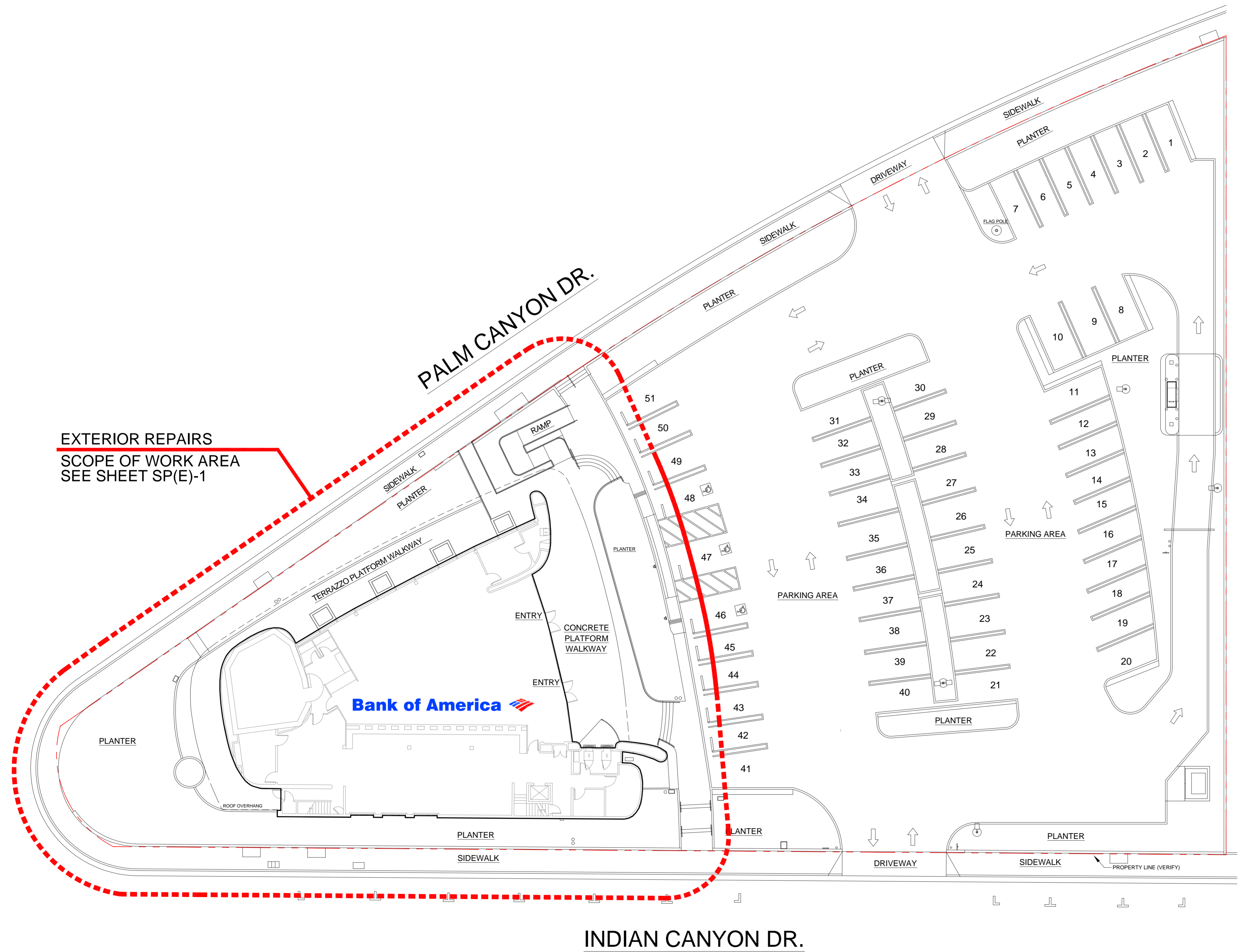
TITLE SHEET:
SHEET INDEX

Scale: Date:

As Noted 03-10-14

T-1A

Sheet Number:



EXTERIOR REPAIRS
SCOPE OF WORK AREA
SEE SHEET SP(E)-1

KEYNOTES:

- A. EXISTING SITE PLAN IS SHOWN FOR REFERENCE ONLY. FIELD VERIFY EXISTING CONDITIONS.
- B. G.C. TO VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF DISCREPANCIES.
- C. EXISTING DISABLED PARKING SHOWN FOR REFERENCE.

Bank of America



**EXTERIOR REPAIRS
PALM SPRINGS MAIN**
588 S. PALM CANYON DR.
PALM SPRINGS, CALIFORNIA 92264

L.A. ARCHITECTS

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Issue Date	Issue Description	By	Check

Seal/Signature

Project Name

**EXTERIOR REPAIRS
PALM SPRINGS MAIN**

Project Number

50-560

CAD File Name

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Description

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FOR REFERENCE ONLY**

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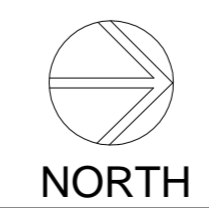
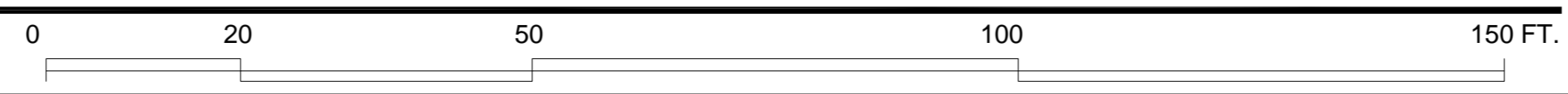
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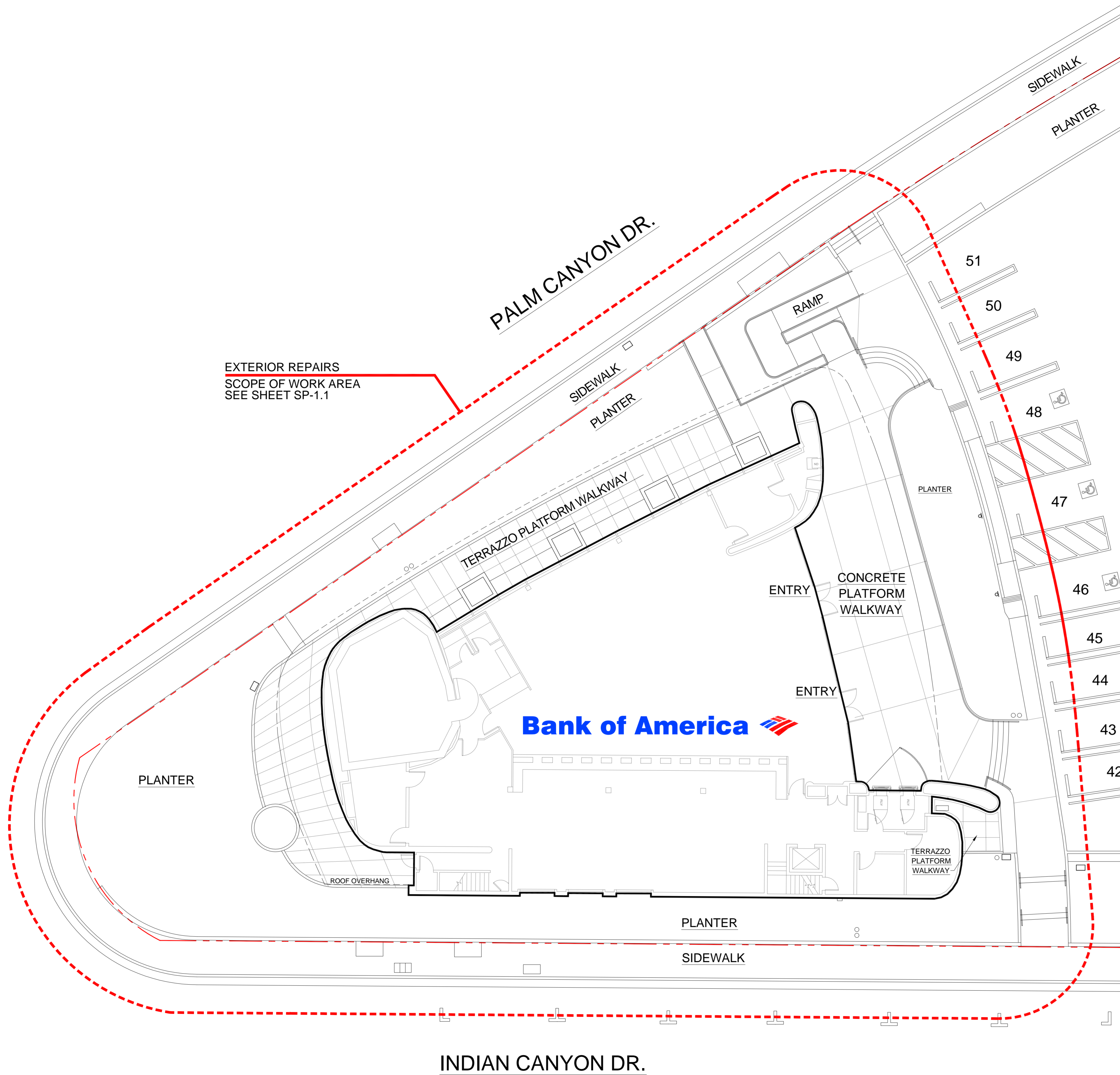
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LEGEND:

- EXISTING CONSTRUCTION TO REMAIN.
- EXISTING CONSTRUCTION TO BE DEMOLISHED AND REMOVED.
- NEW CONSTRUCTION.
- GENERAL NOTE FOR DRAWINGS.
- SPECIFIC KEYNOTE FOR DRAWING.

1 SITE PLAN: EXISTING - FOR REFERENCE
SP(E)-1 SCALE: 1" = 16'-0"



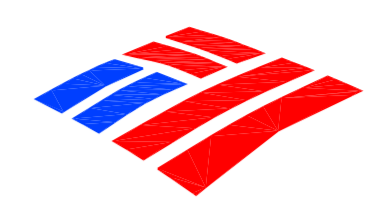


EXTERIOR REPAIRS
SCOPE OF WORK AREA
SEE SHEET SP-1.1

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Bank of America



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PALM SPRINGS MAIN**
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PALM SPRINGS, CALIFORNIA 92264

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Issue Date	Issue Description	By	Check

Seal/Signature

Project Name

**EXTERIOR REPAIRS
PALM SPRINGS MAIN**

Project Number

50-560

CAD File Name

BA560A1.DWG

Description

**PARTIAL SITE: EXISTING
FOR REFERENCE ONLY**

Scale: Date:

As Noted 03-10-14

SP(E)-1.1

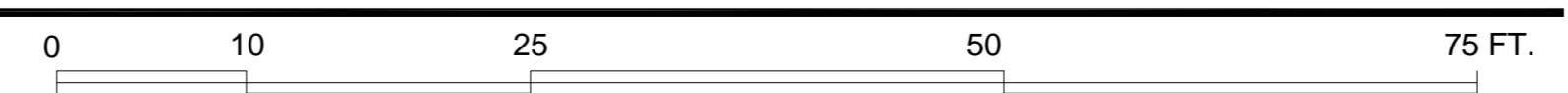
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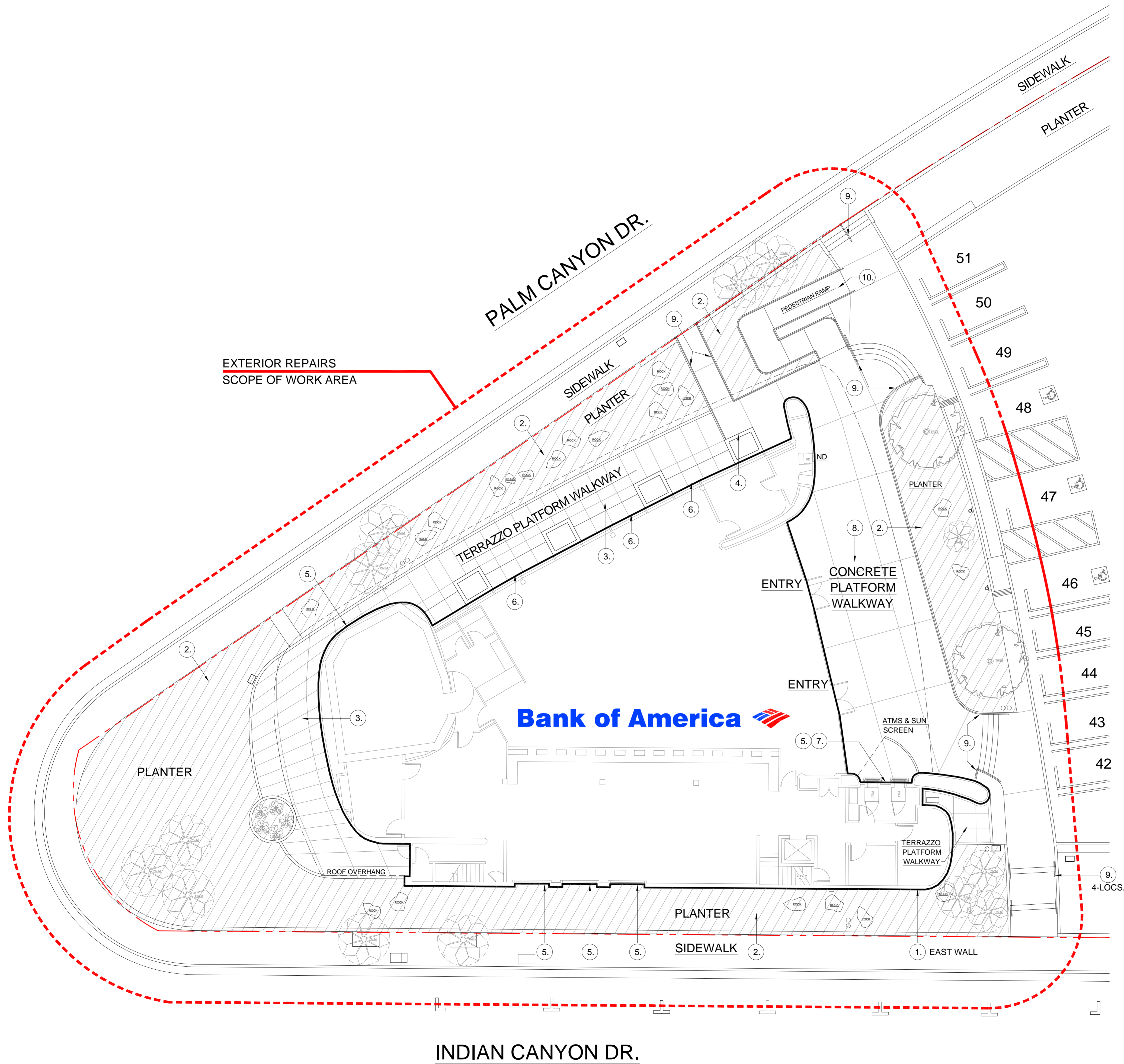
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1 PARTIAL SITE PLAN: EXISTING - FOR REFERENCE

SP(E)-1.1 SCALE: 1" = 10'-0"





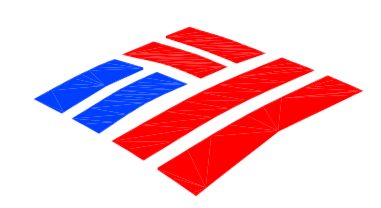
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- C. EXISTING DISABLED PARKING SHOWN FOR REFERENCE.
- 1. EXTERIOR CEMENT PLASTER: REPAIR EAST LOWER WALL EXISTING PARAMETER CEMENT PLASTER AT AREAS OF CRACKING AND WATER DAMAGE. MATCH EXISTING FINISH CONSTRUCTION. DURING REPAIRS CONTRACTOR IS TO VERIFY IF EXISTING FRAMING HAS BEEN DAMAGED. NOTIFY BANK OF AMERICA AND ARCHITECT IF FRAMING REQUIRES REPAIRS. REPAINT BUILDING.
- 2. LANDSCAPE AND IRRIGATION: REPLACEMENT EXISTING LANDSCAPING AND IRRIGATION ALONG SOUTH, EAST AND WEST BUILDING ELEVATIONS. REPLACEMENT LANDSCAPING TO BE DESERT AND DROUGHT TOLERANT LANDSCAPING AND IRRIGATION TO BE REPLACED WITH DRIP AND WATER CONSERVATION IRRIGATION. LANDSCAPING TYPE TO BE AS APPROVED BY THE CITY OF PALM SPRINGS PLANNING DEPARTMENT. APPROXIMATE AREA 4,900 SQ.FT. NOTE: EXISTING PALMS, TREES AND ROCKS WITHIN THIS AREA ARE TO REMAIN. SEE LANDSCAPE DRAWINGS.
- 3. EXISTING EXTERIOR TERRAZZO WALKWAY PLATFORM: PATCH AND REPAIR EXISTING TERRAZZO WALKWAY TO MATCH EXISTING. PROVIDE SLIP RESISTANT COATING. CONTRACTOR TO PROVIDE TEST SAMPLE FOR APPROVAL BY BANK OF AMERICA, ARCHITECT AND CITY OF PALM SPRINGS PLANNING DEPARTMENT.
- 4. EXISTING EXTERIOR PLANTER BOX: PROVIDE MARBLE FASCIA AT PLANTER BOX THAT IS MISSING MARBLE FASCIA.
- 5. EXISTING EXTERIOR BLUE WALL TILE: CLEAN EXISTING BLUE TILE.
- 6. NEW EXTERIOR YELLOW WALL TILE: PROVIDE AND INSTALL YELLOW TILE ALONG PORTION OF WEST FAÇADE BELOW EXISTING STOREFRONT SYSTEM AND BETWEEN EXISTING PLANTER BOXES. TILE SPECIFICATION TO BE DETERMINED.
- 7. EXTERIOR BUILDING FLOOD LIGHTS: REMOVE AND REPLACE (3) WALL PACK LIGHT FIXTURES AND (1) PARAPET MOUNTED FLOOD LIGHT. ALL CONDUIT TO BE CONCEALED. EXISTING CANOPY DOWNLIGHTS AND PARKING LOT POLE LIGHTS TO REMAIN INTACT. NOTE: REPLACEMENT LIGHTING TO MEET REQUIREMENTS OF STATE OF CALIFORNIA AB-244 ATM LIGHTING. NEW FIXTURES TO BE AREA LIGHTS. SEE ELECTRICAL DRAWINGS.
- 8. EXTERIOR CONCRETE WALKWAY PLATFORM: EXISTING COLORED CONCRETE PLATFORM CONSTRUCTION TO REMAIN. CONTRACTOR TO PROVIDE CLEANING OF CONCRETE FINISH.
- 9. EXISTING HANDRAILS AND GUARDRAILS: REPAIR AND REPAINT ALL EXISTING HANDRAILS. COLOR: WHITE.
- 10. EXTERIOR DISABLED PEDESTRIAN RAMP: REPLACEMENT EXISTING PEDESTRIAN RAMP AND RAILING WITH CONFORMING CONSTRUCTION. RAMP CONCRETE FINISH TO MATCH EXISTING COLORED CONCRETE FINISH, AND RAILING COLOR TO BE WHITE. NOTE: REPLACEMENT RAMP AND RAILING UNDER SEPARATE BUILDING PERMIT.

LEGEND:

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Seal/Signature _____

Project Name _____

**EXTERIOR REPAIRS
PALM SPRINGS MAIN**

Project Number _____

50-560

CAD File Name _____

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Description _____

**PARTIAL SITE: PROPOSED
SCHEME #1**

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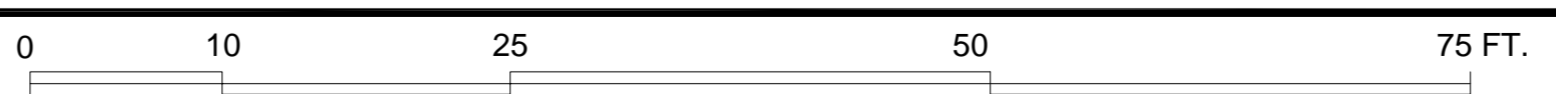
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SP-1.1

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1 PARTIAL SITE PLAN: PROPOSED - SCHEME #1

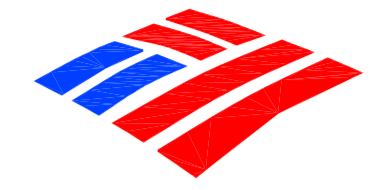
SP-1.1 SCALE: 1" = 10'-0"



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- B. G.C. TO VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF DISCREPANCIES.

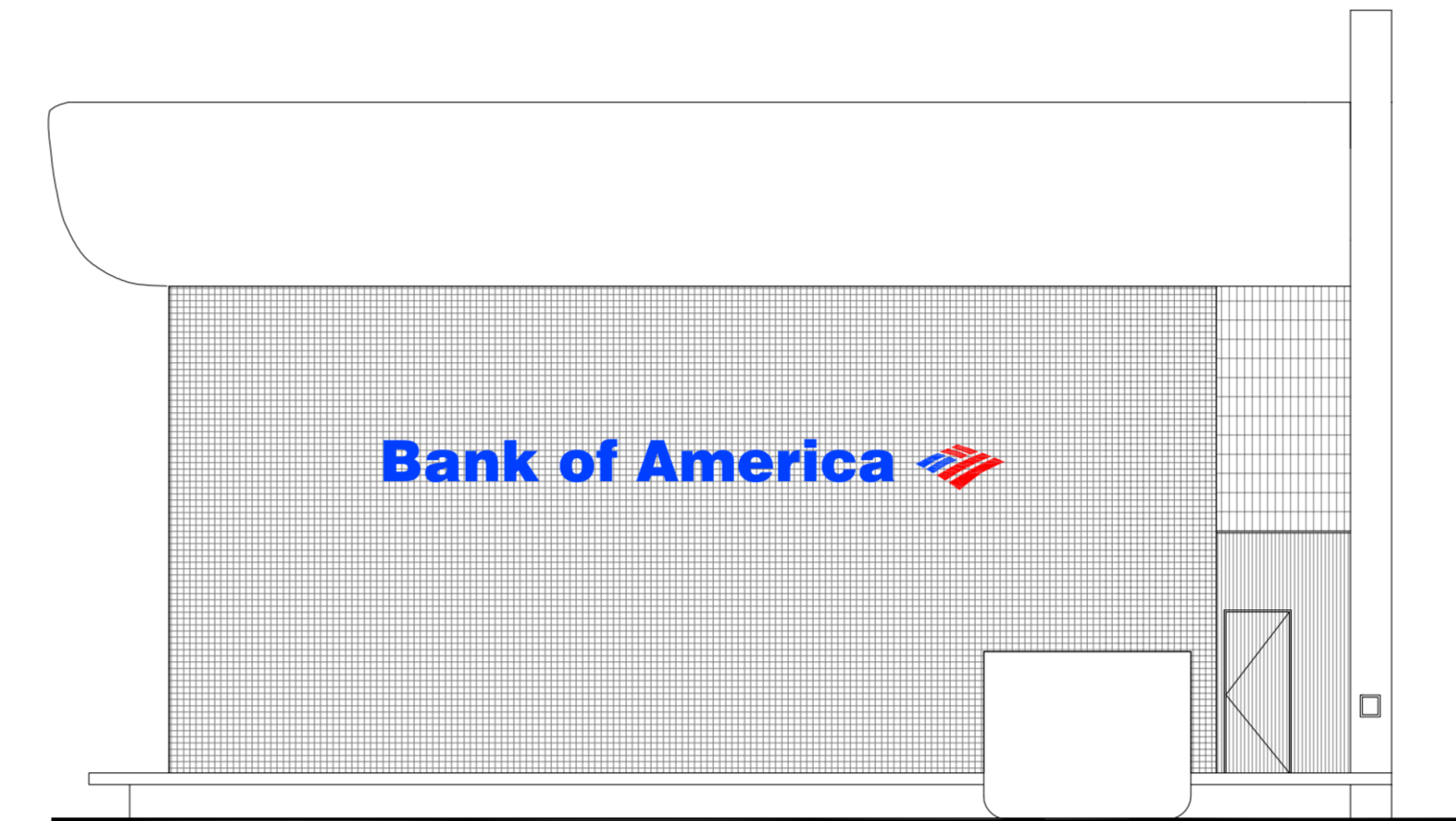
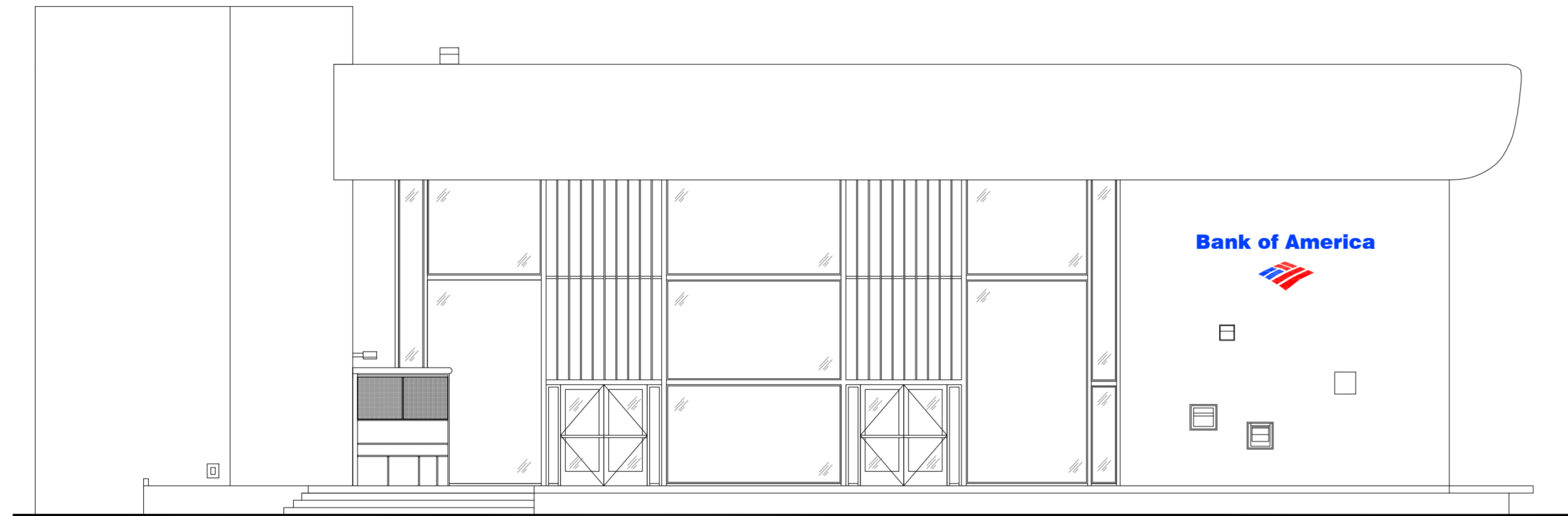
Bank of America



EXTERIOR REPAIRS
PALM SPRINGS MAIN
 588 S. PALM CANYON DR.
 PALM SPRINGS, CALIFORNIA 92264

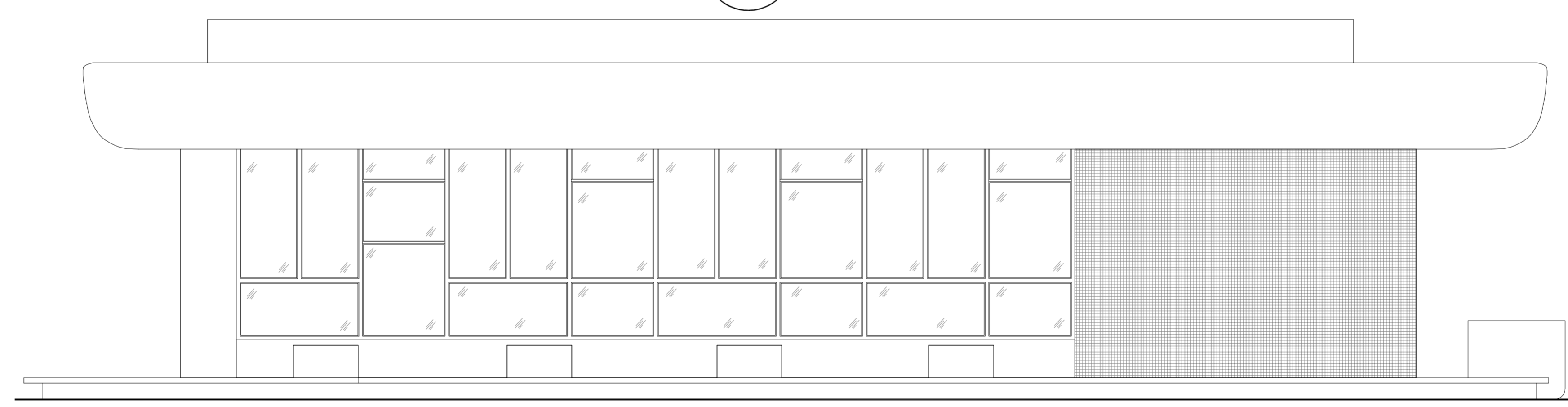
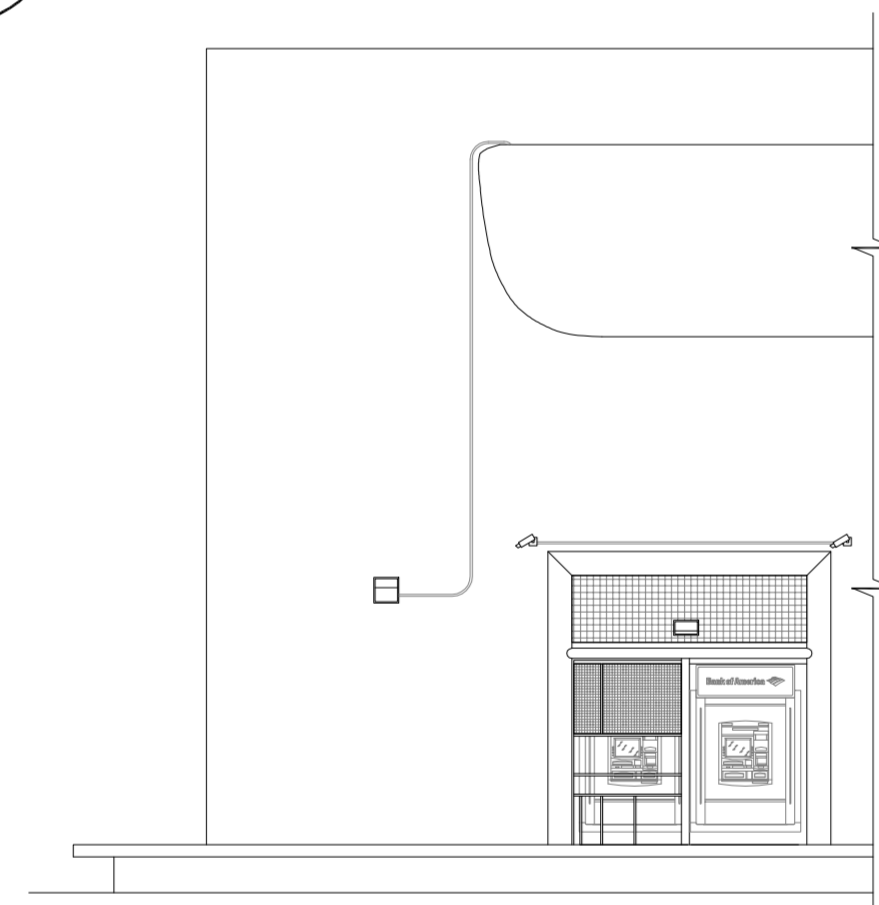
L.A. ARCHITECTS

3113 W. BURBANK BOULEVARD
 BURBANK, CALIFORNIA 91505
 PHONE: (818) 955-8353
 FAX: (818) 955-8824
 E-MAIL: laarchitects@earthlink.net
 ARCHITECTURE PLANNING DESIGN MANAGEMENT

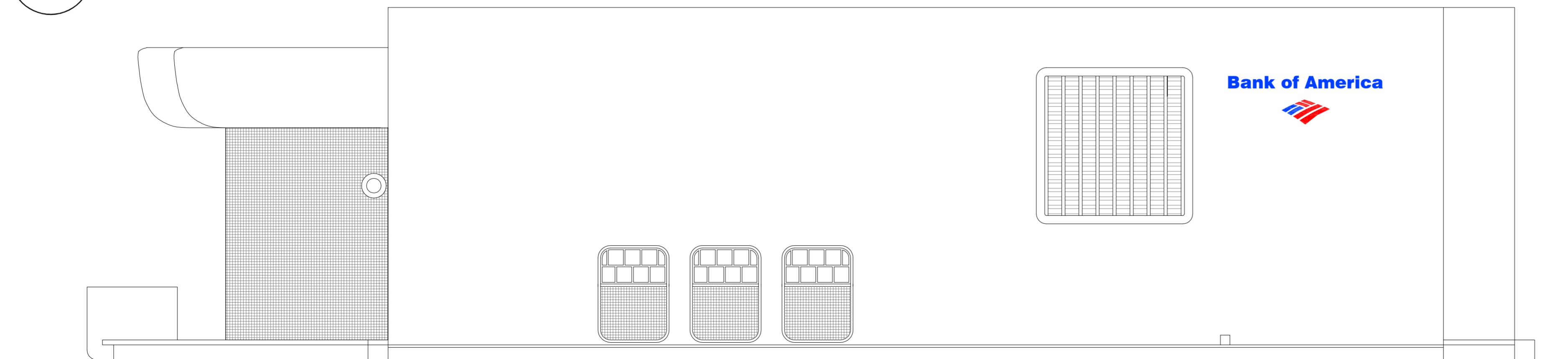


1 NORTH ELEVATION: EXSTNG - FOR REFERENCE
 EL(E)-1 SCALE: 1" = 8'-0"

2 SOUTH ELEVATION: EXSTNG - FOR REFERENCE
 EL(E)-1 SCALE: 1" = 8'-0"



3 WEST ELEVATION: EXSTNG - FOR REFERENCE
 EL(E)-1 SCALE: 1" = 8'-0"



4 EAST ELEVATION: EXSTNG - FOR REFERENCE
 EL(E)-1 SCALE: 1" = 8'-0"

LEGEND:

- EXISTING CONSTRUCTION TO REMAIN.
- - - EXISTING CONSTRUCTION TO BE DEMOLISHED AND REMOVED.
- ▬ NEW CONSTRUCTION.
- GENERAL NOTE FOR DRAWINGS.
- SPECIFIC KEYNOTE FOR DRAWING.



Issue Date	Issue Description	By	Check

Seal/Signature

Project Name

EXTERIOR REPAIRS
PALM SPRINGS MAIN

Project Number

50-560

CAD File Name

BA560A1.DWG

Description

ELEVATIONS: EXISTING FOR REFERENCE ONLY

Scale: Date:

As Noted 03-10-14

EL(E)-1

Sheet Number:



VIEW NORTH-EAST OF BANKING CENTER



VIEW SOUTH-WEST OF BANKING CENTER



VIEW OF ENTRY & ATMS



VIEW OF SOFFIT



VIEW OF EXISTING RAMP



VIEW OF PLANTER BOXES



VIEW OF NORTH OF BANK



VIEW OF WEST OF BANK

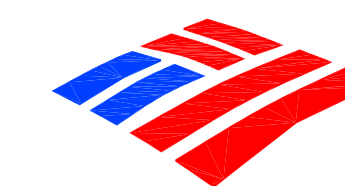


VIEW OF DISABLED PARKING



VIEW OF ENTRY

Bank of America



EXTERIOR REPAIRS
PALM SPRINGS MAIN
588 S. PALM CANYON DR.
PALM SPRINGS, CALIFORNIA 92264

L.A. ARCHITECTS

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BURBANK, CALIFORNIA 91505
PHONE: (818) 955-8353
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E-MAIL: laarchitects@earthlink.net
ARCHITECTURE PLANNING DESIGN MANAGEMENT

 Issue Date	Issue Description	By	Check

Seal/Signature

Project Name

EXTERIOR REPAIRS
PALM SPRINGS MAIN

Project Number

50-560

CAD File Name

BA560A1.DWG

Description

PHOTOGRAPHS:
EXISTING CONDITIONS

Scale: Date:

As Noted 03-10-14

PB-1

Sheet Number:

COURTESY NOTICE



**City of Palm Springs
Department of Building & Safety
Code Compliance**

3200 E. Tahquitz Canyon Way, PO Box 2743, Palm Springs, CA 92263

Case Number: CE130877

Date of Issuance: October 9, 2013

To: Bank of America Natl Tr & Svgs Assn.
101 N. Tryon St.
Charlotte NC 28246-0100

You are hereby notified that a Municipal Code violation defined as a Public Nuisance has been determined to exist on the property described below. You are specifically responsible to ensure that this violation is corrected in compliance with this notice. Your failure to do so may result in the issuance of an Administrative Citation with fines of \$100.00 per violation, with subsequent citations carrying fines of \$250.00 per violation and \$500.00 per violation, respectively.

If further action by the City is necessary in obtaining compliance with this Notice, you may be charged a fee equal to the actual costs incurred by the City, including, but not limited to, subsequent inspection costs, staff time, overhead and legal expenses, including attorney's fees. Current fees for City costs are as follows: General staff and inspection time @ \$101.00/hour. City Attorney time @ \$200.00/hour.

I. The violations exist on the following property:

Street Address: 588 South Palm Canyon Drive, Palm Springs, California
Legal Description: 1.09 ACRES IN PAR 2 RS 030/071
APN: 513-280-004

II. A description of the conditions/violations that were found on your property are listed below:

1. Deterioration of the cantilevered concrete plinth or base around the building. It appears overspray from the lawn irrigation is causing staining of the concrete and water seeping into cracks in the slab appears to be rusting the steel reinforcing in this slab which is causing spalling and accelerated deterioration. Minimally the irrigation system should be adjusted, but a longer solution including replacement of the turf and removal of the lawn sprayers immediately adjacent to the building with gravel or other material that will prevent continued water spray and damage to this slab is recommended.
2. Chipped paint at exterior steel handrail.
3. Deteriorated plywood planters along the west façade. These wood boxes are not original to the building and contain no plant material. The best solution would be to remove the wood planters and restore the yellow ceramic tile that was original to the building along this wall.

4. Overgrown and improperly pruned shrubs should be removed and replaced with more appropriate plant material.
5. Deterioration and spalling of the lower edge of the stucco on the east façade, several locations.
6. Mineral buildup on the ceramic tile being caused by overspray from the irrigation system, several locations.

This unique building is a Class 1 historic site and this very important structure sits at the entry to the heart of the City of Palm Springs.

Property so maintained is in violation of the City Municipal code and constitutes a public nuisance. These conditions must be corrected by **October 23, 2013**, in the following manner:

- Please contact City of Palm Springs Planning Department at (760)323-8245 to submit a **Minor Architectural Application** by this date to address the code issues. Do not start work prior to receiving Planning Department approval.
- Complete all necessary corrections in a timely manner after approval is received.

Note: You may wish to send someone to talk with a planner in person. The Planning Department is located at Palm Springs City Hall, 3200 East Tahquitz Canyon Way, Palm Springs, California, 92262, and is open to the public Monday-Thursday from 8:00 AM to 6:00 PM.

III. The codes that pertain to the violations listed in Section II are:

Palm Springs Municipal Code, PSMC, 11.72.080, Zoning Code Violations.

As the owner of the property at issue or as the individual or entity responsible for the violation, you are individually responsible for correcting the violation.

If you have any questions, you can reach me at (760)322-8364 x8758. If I am not in, please leave a detailed message and I will return your call. You may E-mail me at: Nadine.Fieger@palmsspringsca.gov

Thank you in advance for your compliance.

Nadine T. Fieger
Code Compliance Officer