



Historic Site Preservation Board Staff Report

Date: July 13, 2010

Case No.: 3.1018 – HD #1 Las Palmas Business Historic District

Application Type: Certificate of Approval – New Construction Amendment

Location: 622 N. Palm Canyon Drive

Applicant: Cheeky's Restaurant

Zone: C-1 (General Commercial)

General Plan: NCC (Neighborhood Community Commercial)

APN: 505-303-027

From: Glenn Mlaker, AICP, Assistant Planner

PROJECT DESCRIPTION

The proposed project is for the certificate of approval to construct a 1,330 square foot non-contributing garden pavilion structure adjacent to existing Cheeky's Restaurant. The proposed building will contain a small kitchen, bar, a restroom, trash enclosure, and small indoor seating area located within the garden area at 622 North Palm Canyon Drive.

RECOMMENDATION

That the Historic Site Preservation Board approve a certificate of approval request for the new construction of a 1,330 square foot non-contributing garden pavilion building subject to conditions.

PRIOR ACTIONS TAKEN ON THE PROJECT

On February 9, 2010 the Historic Site Preservation Board (HSPB) reviewed a request for a Certificate of Approval for a 775 square foot garden pavilion and voted 7-0 to approve the plan as presented.

On July 12, 2010 the Architectural Advisory Committee (AAC) will review the amended application for a 1,330 square foot garden pavilion. The AAC recommendation will be presented to the HSPB at their meeting on July 13, 2010.

BACKGROUND AND SETTING

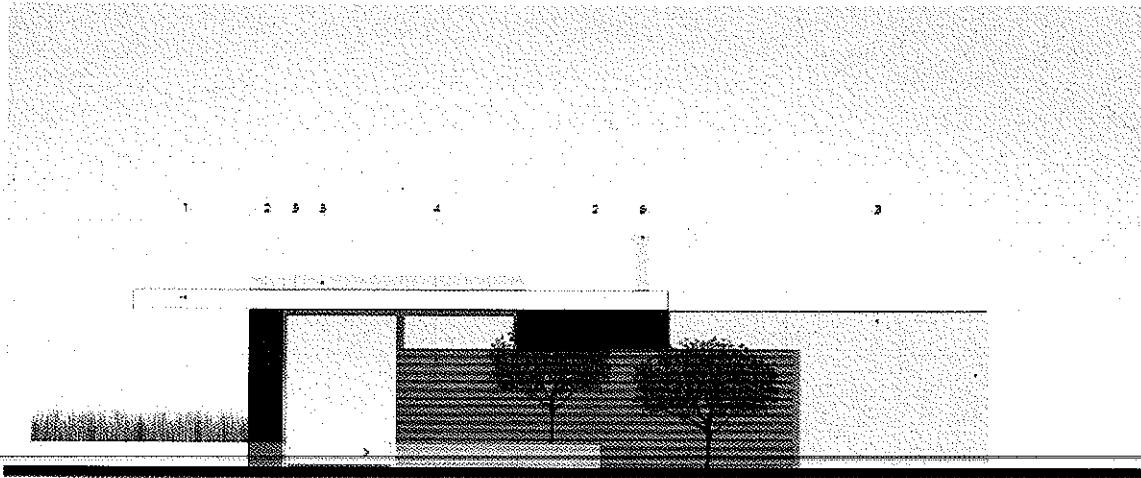
The property located at 622 North Palm Canyon Drive is located within the Las Palmas Historic District which is comprised of two types of buildings; contributing and non-contributing structures. The site located at the corner of Gran via Valmonte and North Palm Canyon Drive is at the southern end of the historic district and is adjacent to the Pepper Tree Inn. The building that contains Cheeky's restaurant is considered non-contributing.

HSPB approved a Certificate of Approval for Case #3.1018 Cheeky's restaurant for the construction of a 775 square foot garden pavilion. The original design of the structure included a sloped roof opening to the west, clearstory glass windows, wood finishes, with the main building constructed of concrete block in a modern style.

DESCRIPTION AND ANALYSIS

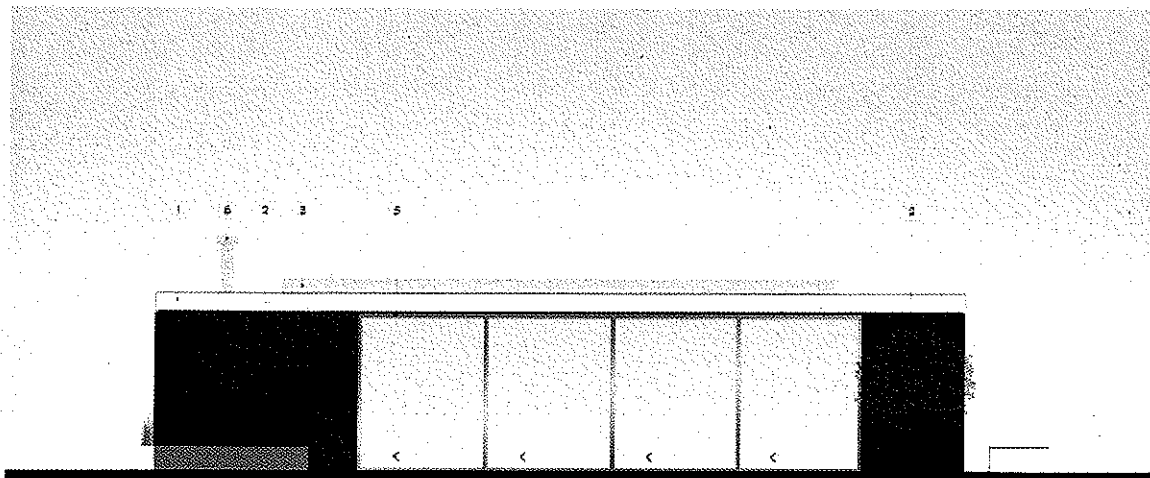
The applicant has proposed significant changes to the previously approved plan. The building would expand from a 775 to 1,330 square foot, a 71% increase in size. The revised application calls for the following changes from the previously approved building:

- The central clearstory area has been removed.
- Building profile is one long, low flat roof comprised of a 14 inch thick plane.
- Exterior walls are smooth finished plaster separated from the fascia by a simple reglet.
- Walls utilizing an overlay of wood on metal decking.
- Glass walls are simple sliding panels framed by anodized aluminum.



SOUTH ELEVATION

3/8" = 1'-0" ①



EAST ELEVATION

3/8" = 1'-0" ②

Features which are proposed to carry over include the orientation of the building facing west to the mountains and garden area, and the 'back of house' to include an expanded trash enclosure. All other original building elements have been value engineered to reflect the new proposal.

The new building will consist of wood frame smooth plaster walls with a long flat roof extending seven (7) feet out from the west facing elevation. This large overhang will help provide solar control. In addition, the west elevation wall will be comprised of collapsing anodized aluminum glass panels. These panels can be opened to expose

the interior bar area. The building footprint will be larger than the previously approved structure. The siting of the building relative to the existing garden will result in the removal of two tree planter boxes. The garden entrance from Gran via Valmonte through the large wooden entry gate will lead directly to the entry of the garden pavilion. The existing landscaping which is comprised of trees, shrubs, and bushes will provide visual relief from the surrounding streets.

The functions located within the building have remained unchanged from the previously approved project; however several revisions have been made to the interior layout. These changes include the addition of a fully enclosed walk-in cooler at the rear of the building, a re-positioning of a restroom to the interior, and the addition of a small indoor seating area.

FACTORS TO BE CONSIDERED

Section 8.05.185 of the Municipal Code provides for factors to be considered upon an application for new construction within a Historic District are as follows:

8.05.185 Application for permit to construct or alter structures.

A person who desires to construct (including new construction), alter, move or demolish a structure within or upon a Class 1 historic site or an historic district shall file an application upon a form prescribed by the city. The application shall include all necessary information required by the rules of the historic site preservation board. When the application is filed, it shall be referred to the historic site preservation board for review at its next meeting.

8.05.190 Factors to be considered upon application.

In reviewing and acting upon each application, the historic site preservation board shall consider:

- (1) The historic value and significance, or the architectural value and significance or both, of the structure and its relation to the historic value of the surrounding area;*

Staff has evaluated this application for the proposed construction of a 1,330 square foot garden pavilion and finds that the project has unique architectural elements that add value to the surrounding Las Palmas Historic District. The contributing buildings of the historic district can be characterized as Spanish style, however, modern buildings are found throughout the District. The proposed building will be of a modern design meant to compliment the surrounding buildings and larger district.

(2) *The relationship of the exterior architectural features of any structure to the rest of the structure itself and to the surrounding area;*

The distinctive and unique architectural elements of the new building will not compromise the historic district or the adjacent contributing Pepper Tree Inn. The new building will not be a detriment to the overall aesthetic look of the property. High quality building materials will be used in the construction to include clear anodized aluminum glass sliding doors, wood finishes, metal channel fascia, superior lighting fixtures and future photovoltaic solar flat roof panels.

(3) *The general compatibility of exterior design, arrangement, texture and material which is proposed by the applicant;*

The design of the proposed structure will be compatible with other modern buildings within the historic district and will not mimic adjacent buildings. The unique modern design with one continuous flat roof plane, aluminum framed glass sliding panels, high quality interior finishes and the placement of the building within the garden area will be an attractive, but low-key and informal presence at the site.

CONCLUSION

Staff has concluded that the proposed new structure will be non-contributing to the historic district and the building will not adversely affect the historic nature of the district, and recommends that HSPB issue a certificate of approval subject to the following condition:

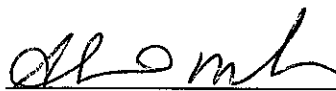
1. Building signage to be approved by HSPB.

ENVIRONMENTAL ASSESSMENT


This project is categorically exempt from environmental review per Section 15301(L), (1) of the California Environmental Quality Act (CEQA) Guidelines.

NOTIFICATION

There are no public notification requirements for this application.



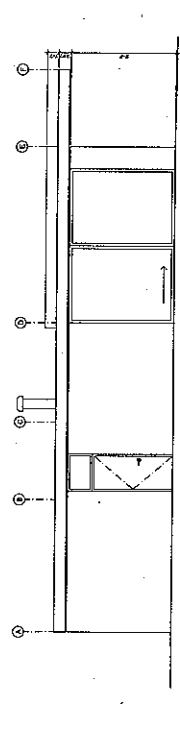
Glenn Mlaker, AICP
Assistant Planner



Craig A. Ewing, AICP
Director of Planning Services, AICP

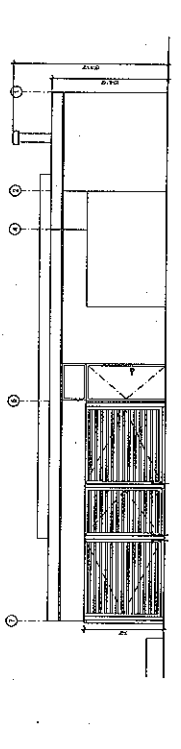
ATTACHMENTS

1. Site Plan and Elevation
2. Previously Approved Site Plan and Elevation
3. Letter from Applicant Describing Proposed Building Changes



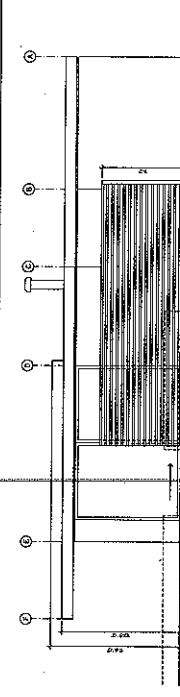
ELEVATION NORTH ELEVATION

1/8" = 1'-0" (3)



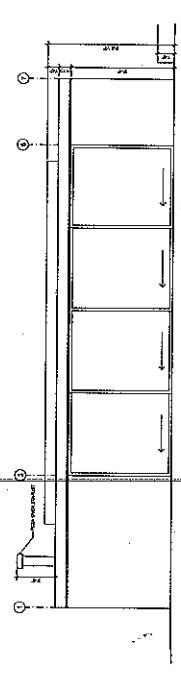
ELEVATION EAST ELEVATION

1/8" = 1'-0" (4)



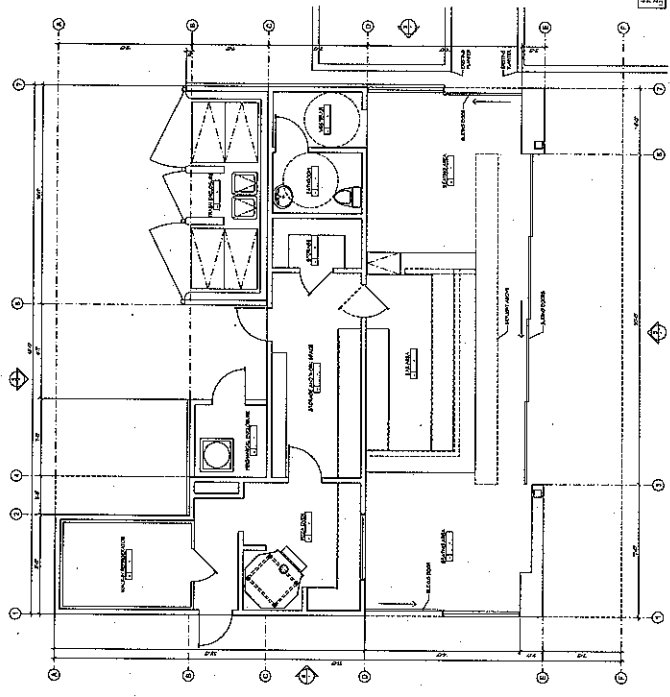
ELEVATION SOUTH ELEVATION

1/8" = 1'-0" (1)



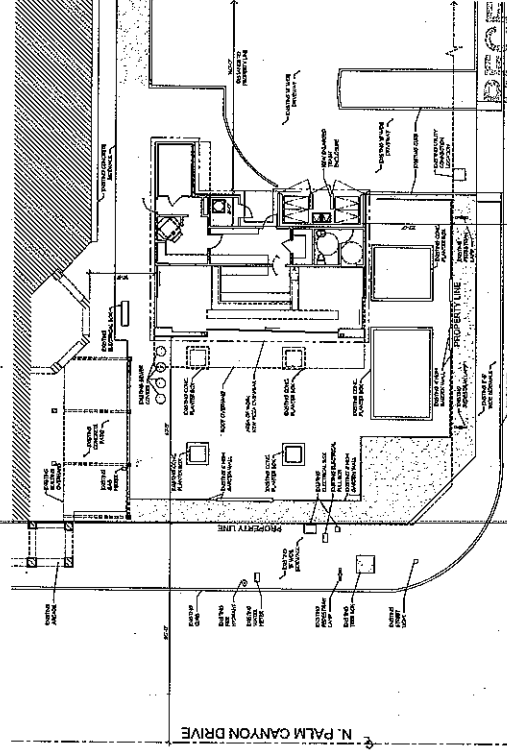
ELEVATION WEST ELEVATION

1/8" = 1'-0" (2)



FLOOR PLAN

1/8" = 1'-0" (4)



SITE PLAN

1" = 100'-0" (1)

RECEIVED

JUN 23 2010

PLANNING SERVICES DEPARTMENT

GRANVIA VALMONTE

CHEEKY'S CHEEKY'S EXPANSION PALM SPRINGS

REVISED PLAN

0915.1 CHEEKY'S EXPANSION - AAC SUBMITTAL - 10JUN10
 INTERACTIVE DESIGN CORPORATION
 199 S. Olive Drive, Suite 10
 Palm Springs, California 92262
 P: 951-777-4411 • F: 951-777-4410 • E: info@idc-interactive.com

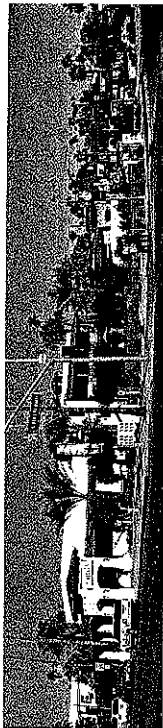
A-1



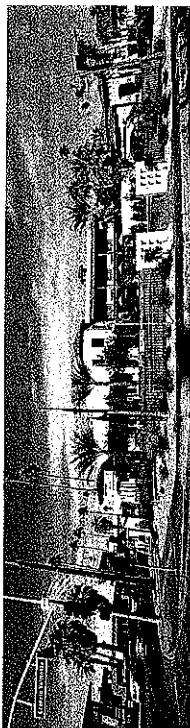
EAST ELEVATION WITH PROPOSED BUILDING ON PALM CANYON - 2A



LOOKING SOUTHEAST - A



LOOKING NORTHEAST - B

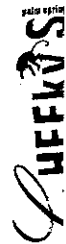


LOOKING NORTH - C



LOOKING NORTHWEST - D

EXISTING SITE PHOTOS: STREET VIEWS



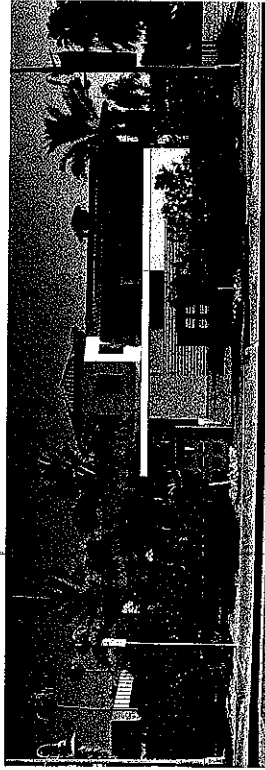
CHEEKY'S EXPANSION

DATE: 6/10/10

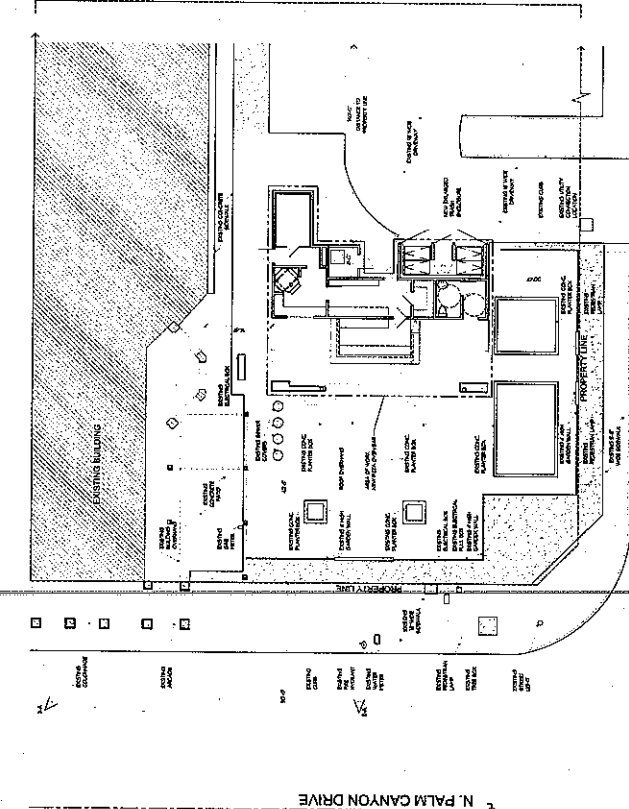
REVISED!
PLAN

0915.1 CHEEKY'S EXPANSION - AAC SUBMITTAL - 21JUN10
INTERACTIVE DESIGN CORPORATION
199 Spring Drive, Suite 10

A-2



SOUTH ELEVATION WITH PROPOSED BUILDING ON GRANVIA VALMONTE - 2B



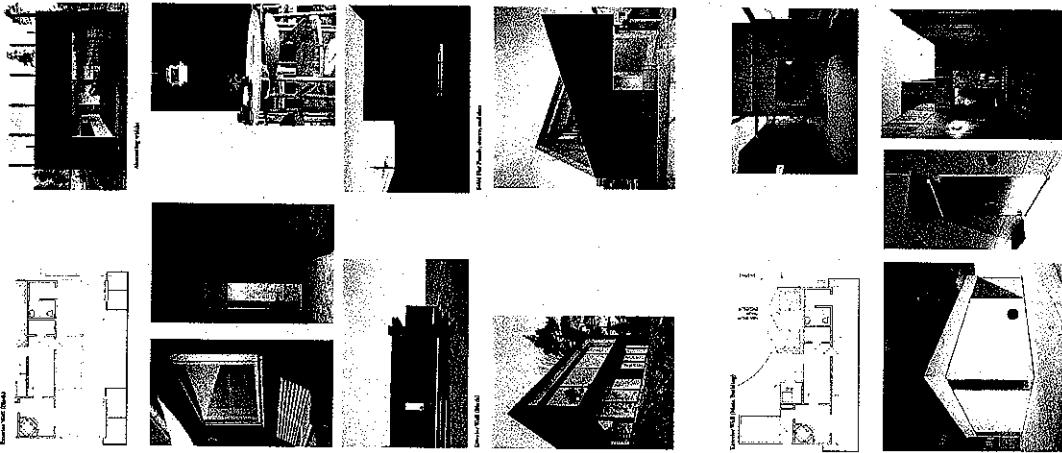
N. PALM CANYON DRIVE

GRANVIA VALMONTE



SITE PLAN

1" = 10'-0"



REFERENCE MATERIALS



INT ②

SOUTH ELEVATION

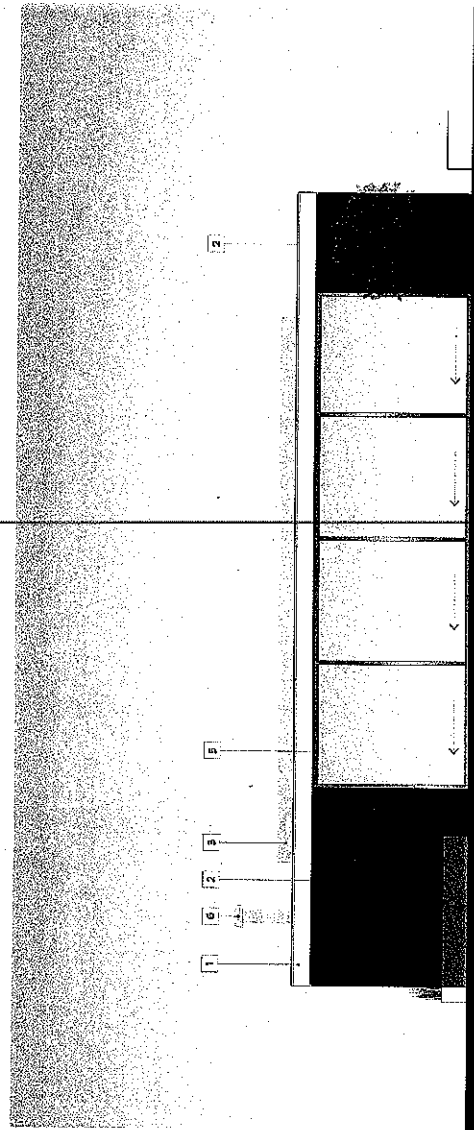
3/8" = 1'-0" ①

CHEEKY'S EXPANSION
PALM SPRINGS

0915.1 CHEEKY'S EXPANSION - AAC SUBMITTAL - 2/JUNIO
 INTERACTIVE DESIGN CORPORATION
 1975 Civic Drive, Suite 10
 Palm Springs, California 92262
 760.325.1000 | www.interactivedesign.com

A-3

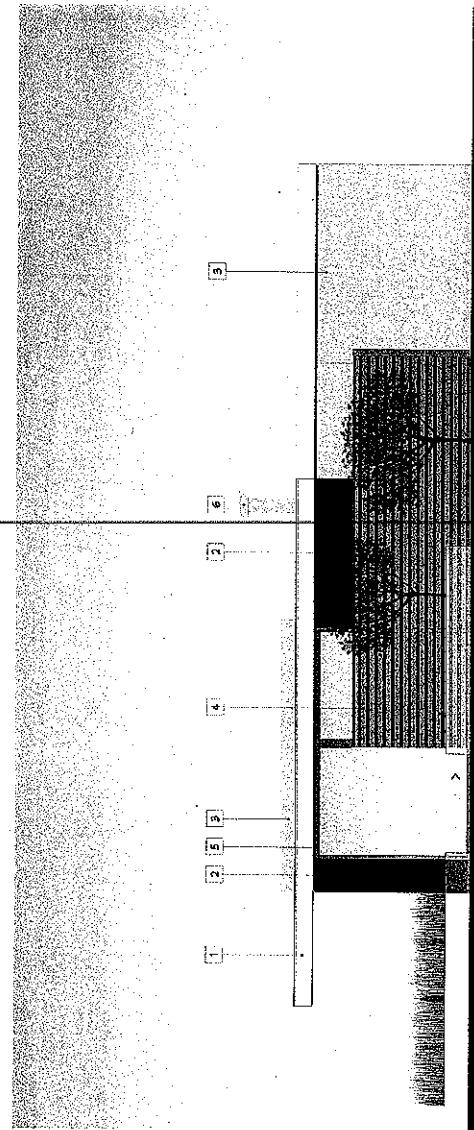
REVISED
PLAN



EAST ELEVATION

3/8" = 1'-0" ①

NOTE: ESTHETIC SPACING FOR INTERNAL COLUMNS

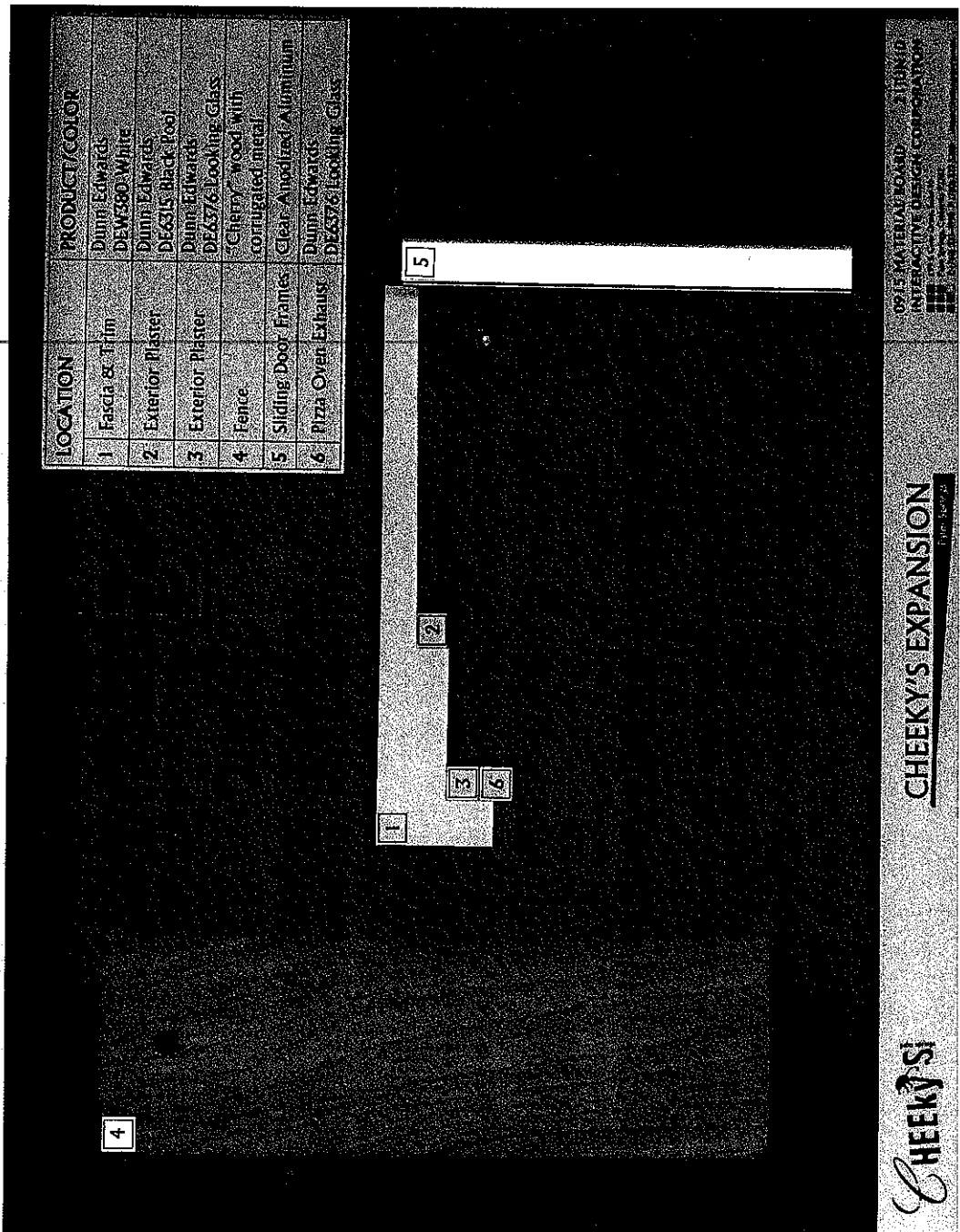


SOUTH ELEVATION

3/8" = 1'-0" ①

NOTE: ESTHETIC SPACING FOR INTERNAL COLUMNS

LOCATION	PRODUCT/COLOR
1	Fascia & Trim Dunn-Edwards DEW380/White
2	Exterior Plaster Dunn-Edwards DE6315/Black Pool
3	Exterior Plaster Dunn-Edwards DE6376/Looking Glass
4	Fence Cheeky's Wood with corrugated metal
5	Sliding Door Frames Clear Anodized Aluminum
6	Pizza Oven Exhaust Dunn-Edwards DE6376/Looking Glass



SOLE MATERIALS
INTERACTIVE DESIGN CORPORATION

CHEEKY'S EXPANSION

CHEEKY'S

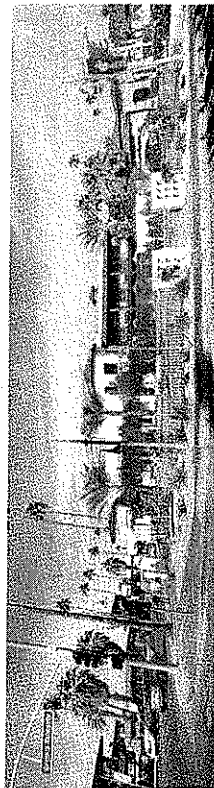
REVISED
PLAN



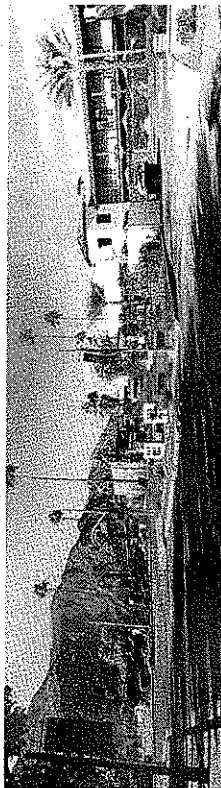
LOOKING SOUTHEAST - A



LOOKING NORTHEAST - B



LOOKING NORTH - C



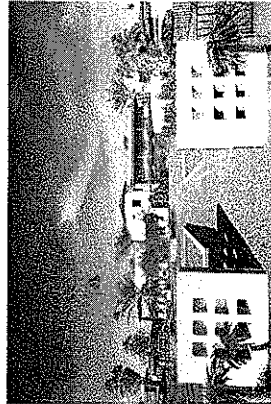
LOOKING NORTHWEST - D

EXISTING SITE PHOTOS: STREET VIEWS



LOOKING EAST FROM SIDEWALK - A

EXISTING SITE PHOTOS: COURTYARD



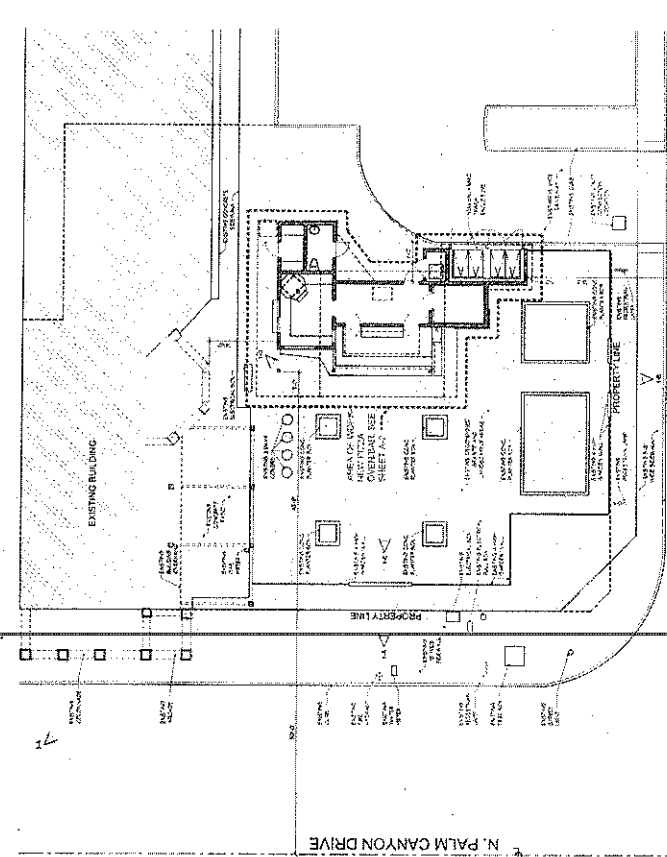
LOOKING NORTH FROM SIDEWALK - B



LOOKING EAST TOWARD PROPOSED BUILDING LOCATION - C



VIEW TO SOUTHWEST FROM PROPOSED BUILDING LOCATION - D



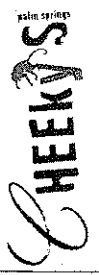
SITE PLAN

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING PARKING
- PROPOSED PARKING
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE

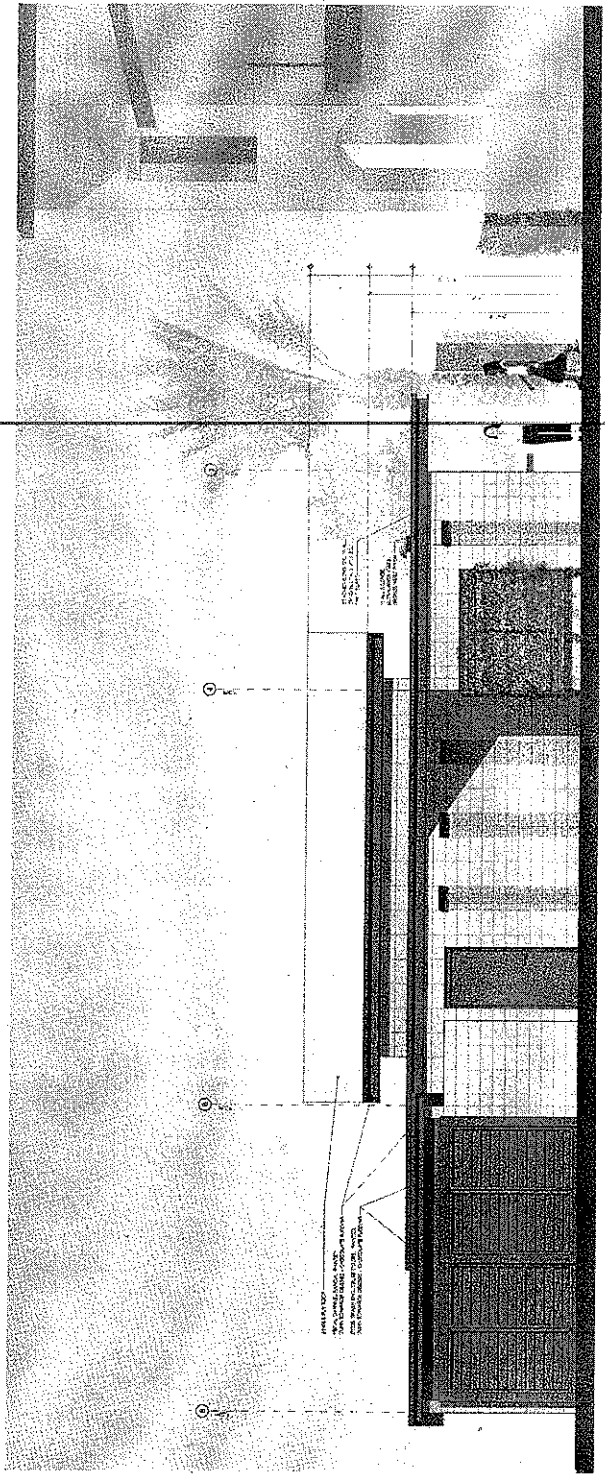
GRAPHIC SCALE
0 5 10 20
1" = 10'-0"

NORTH

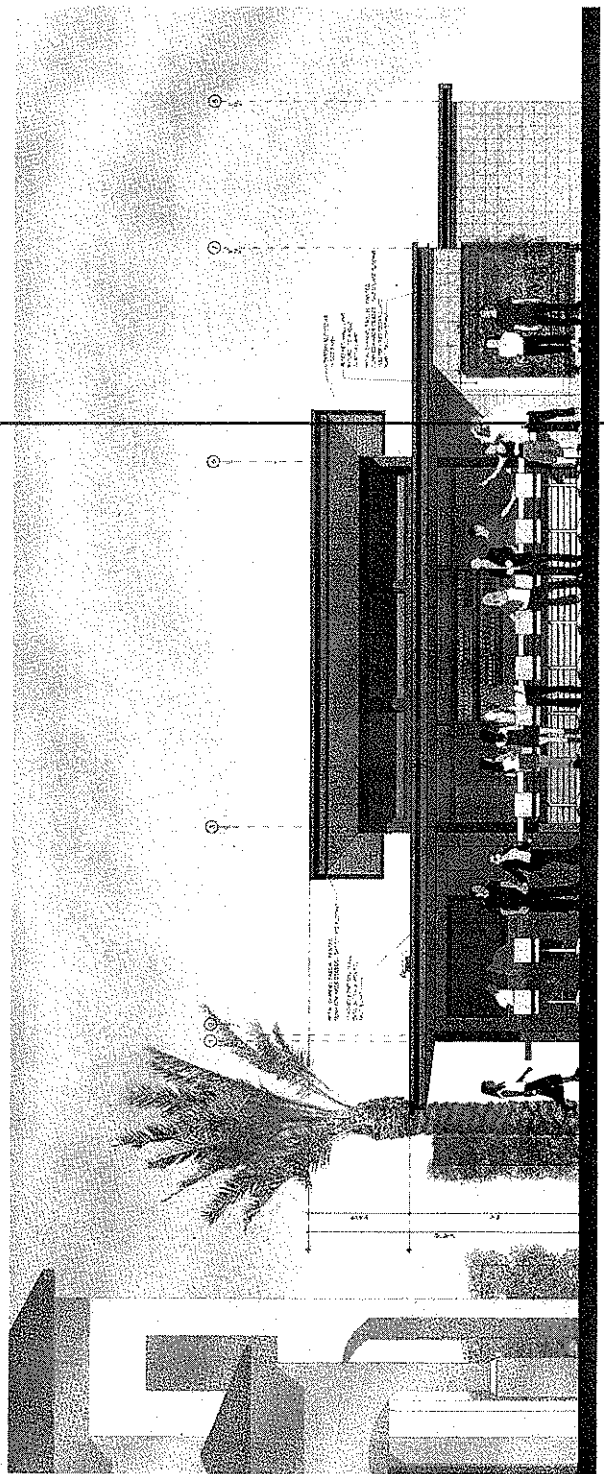


CHEEKY'S EXPANSION
PALM SPRINGS

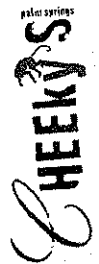
0915 CHEEKY'S EXPANSION - AAC SUBMITTAL - 11JAN10
INTERACTIVE DESIGN CORPORATION
 1309 S. Coast Drive, Suite 111
 Palm Springs, California 92262
 T: (760) 324-9900 F: (760) 325-5504 E: info@interactivedesigncorp.com



EAST ELEVATION

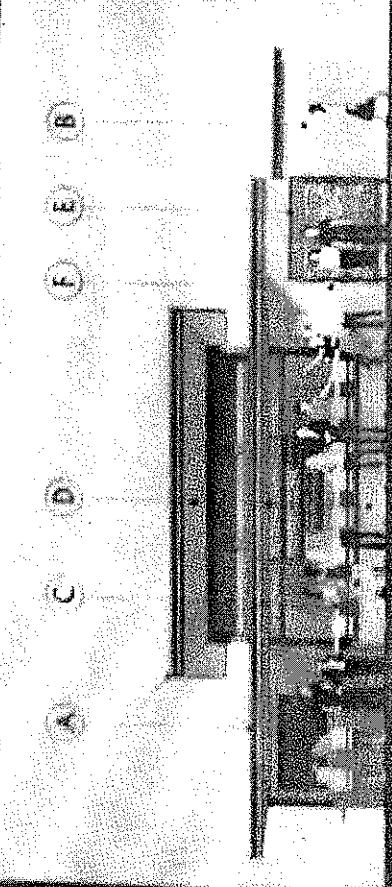


WEST ELEVATION

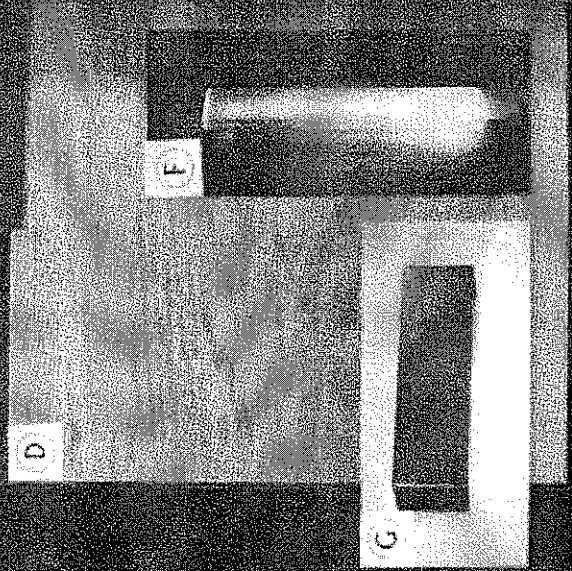
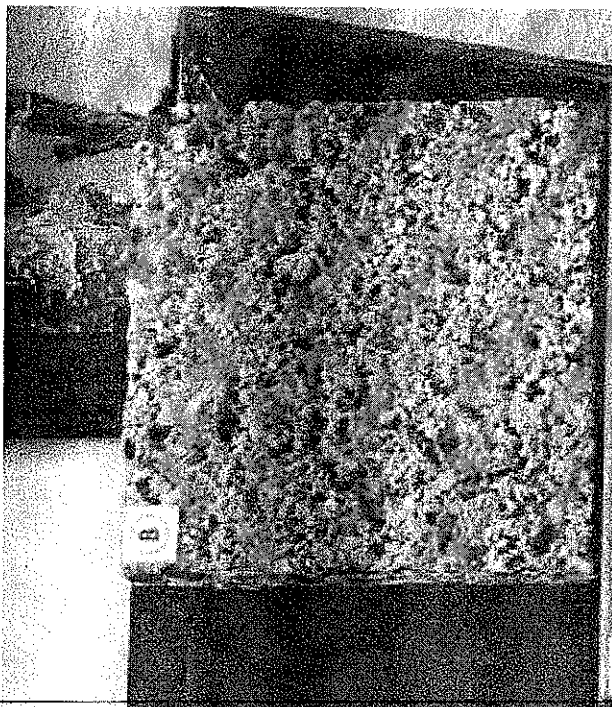


CHEEKY'S EXPANSION
PALM SPRINGS

0915 CHEEKY'S EXPANSION - AAC SUBMITTAL - 11 JAN 10
INTERACTIVE DESIGN CORPORATION
 199 S. Civic Drive, Suite 10
 Palm Springs, California 92263
 P: 760.321.4981 F: 760.321.5068 E: info@interactivedesign.com



LOCATION	PRODUCT / COLOR
A) Frontal Wall	Dunn Edwards DE6390 Chocolate Finishing
B) Back Wall	Orto Block Co. Bark 50 MW Shotblast
C) Ceiling	Casertone 2740H Deep Gray
D) Interior Exterior Bar Grating & Seals	Western Red Cedar
E) Bar Front Bar Grating & Seals	Dunn Edwards DE6390 Chocolate Finishing
F) Light Fixture	72" Fabio Cortina Lamp - Silver/White Ustralights 0096 2A Bronze Aged
G) Bar Fixture	



CHEEKY'S

CHEEKY'S EXPANSION

0915 MATERIAL BOARD T1JAN10
 FEDERALATIVE DESIGN CORPORATION
 10000 15th Street, Suite 100
 Denver, Colorado 80202
 Phone: 303.733.7333 Fax: 303.733.7334



PROJECT RECORD

INTERACTIVE DESIGN CORPORATION

ARCHITECTS +

199 S. Civic Drive, Suite 10

Palm Springs, California 92262

T: (760) 323-4990 F: (760) 322-5308

mail@interactivedesigncorp.com

DATE June 23, 2010

TO City of Palm Springs Planning Staff
VIA Hand delivered
FROM Reuel Young
PROJECT IDC No. 0915.1 Cheeky's
SUBJECT Revisions to Design

Page 1 of 2

DISTRIBUTION

We are proceeding with development of the above referenced project in accordance with our understanding of the material/issues noted below. Unless we receive written clarification or amendment by the third business day from the date of this project record, the following will be considered as confirmed instruction and understanding. ©

RECEIVED

JUN 23 2010

Fax:

Staff and Committee members:

PLANNING SERVICES

We are submitting a revised design for the expansion to Cheeky's Restaurant North Palm Canyon. The initial design (approved by AAC and HSPB) when issued for bid, exceeded the Client's budget.

The redesign is driven by the same programmatic needs, is generally the same size and configuration, and occupies the same location on the site. The architectural design is a more restrained and crisp modernist vocabulary.

The specific changes are as follows:

1. The central raised clearstory area has been removed; thus the building profile is one long, low flat roof.
2. The building is composed of planes: the roof/ceiling is one continuous 14 inch thick plane; the walls are flat planes separated from the fascia by a simple reglet; the glass walls are simple sliding panels that disappear into pockets.

When viewed from Palm Canyon and the garden, the building reads as a simple flat roof/ceiling projecting five feet beyond dark-colored flanking supporting walls. It should be noted that from Palm Canyon, the building will be nearly invisible – virtually hidden by the row of Japanese blueberry trees at the fence line, then further obscured by two existing Palo Verde trees, and finally read as a warm and inviting pavilion defined by the dark-colored supporting walls.

3. The main exterior materials are limited: smooth finish plaster, aluminum framed glass sliding panels, and wood ceiling. The south-facing elevation takes the typical metal deck used on trash-enclosure gates, and enhances that mundane and industrial material by running the flutes horizontally, and interweaving wood slats. At the glass panel, the metal deck stops, but the wood slats continue to create a filter combining both transparency and opacity.

This same overlay of wood on metal deck is used on all walls of the trash enclosure. In addition, the detailing of the gates seeks to minimize the support



I N T E R A C T I V E D E S I G N C O R P O R A T I O N

posts and the steel angle frame so that the shadow pattern of the material is generally uninterrupted.

4. The structural system is entirely wood frame. The roof may eventually have PV panels, but the roofing material is single-ply TPO that meets "Cool roof" criteria, and is warranted for ponding water.

Thank you for consideration of the redesign. We believe it fulfills the same goals we set out with, namely a modernist building that reads as an open pavilion. The current design is more modest and simpler than the original design, and retains a lightness that is important for an outdoor bar venue.

Respectfully,

Reuel Young, AIA