



# CITY OF PALM SPRINGS

## DEPARTMENT OF PLANNING SERVICES

### MEMORANDUM

**Date:** March 8, 2011  
**To:** HSPB Board Members  
**From:** Glenn Mlaker, AICP, Assistant Planner  
**Subject:** HD #1 Case 3.1018; 645 N. Indian Canyon Drive - Pepper Tree Inn;  
Review of Landscape Plan

#### SUMMARY

The Planning Department is in receipt of a partial landscape plan for the parking lot areas of the Pepper Tree Inn. HSPB at their January 11, 2011 meeting granted a certificate of approval for a building repaint with the condition that a landscape plan be reviewed by the Board.

#### RECOMMENDATION

That the Historic Site Preservation Board grant a Certificate of Approval for the partial landscape plan of the parking lot with the condition that the courtyard / pool area including the planter beds along North Indian Canyon Drive be reviewed by HSPB.

#### PRIOR ACTIONS TAKEN ON THE PROJECT

On April 16, 1986, the City Council established the Las Palmas Business Historic District, identifying the Pepper Tree Inn as a "contributing structure".

On September 27, 1991, Planning Staff approved a repaint of all buildings at the Pepper Tree Inn according to submitted paint samples.

On September 11, 2002, the Planning Commission granted a request to construct a new hotel / restaurant building including the painting of all buildings "La Habra Adobe" color at 622 N. Palm Canyon Drive.

On December 14, 2010, the HSPB granted a Certificate of Approval for a repaint of the structure, including certain conditions of approval.

On January 11, 2011, the HSPB granted a Certificate of Approval for a repaint of the undersides of the roof overhangs, railings and doors with two additional conditions to be met including the review of a landscape plan for the entire site.

## **BACKGROUND AND ANALYSIS**

The Pepper Tree Inn has substantially remodeled over the years. In 1986, it was identified as a “contributing structure” within the Las Palmas Business Historic District (HD 1) and was reviewed November 9, 2009, after a repaint had begun without prior HSPB approval. The Board’s action November 9<sup>th</sup> action included conditions of approval, as noted in the meeting minutes:

*M/S/C (Ploss / Strahl, 7-0) To approve the removal of the tile (to be re-stuccoed) and repainting the stucco walls white.*

The applicant is directed to return to the HSPB with plans for finishing all exposed wood trim, balustrades, door and window frames, entry building, and patio additions, as well as a landscape plan. Chair Gilmer noted that the lighter color wood at Cheeky’s was preferable to a darker color.

The proposed partial landscape plan is for the areas within the existing parking lot. Proposed plant types to include Palo Verde and Tipuana trees, Hop Seed Bush, Desert Spoon, and Box Shrubs along with several other ground cover species. This new submission does not include any interior courtyard / pool areas or landscape beds along North Indian Canyon Drive.

## **CONCLUSION**

Staff recommends that the Board approve the request for a Certificate of Approval conditioned upon the review of a landscape plan for the courtyard / pool areas and landscape beds along North Palm Canyon Drive.

## **ENVIRONMENTAL ASSESSMENT**

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

## **ATTACHMENTS**

1. HSPB, January 11, 2011 Meeting Minutes (excerpt)
2. Proposed landscape plan

- commission, and its impact on other celebrities
- Add information regarding Frank Sinatra's involvement in the community for Finding 2.
- Board members are to forward additional support information to staff in advance of the next meeting.
- Amend to correct the dates of Frank Sinatra's ownership and occupancy of the property.

Vice Chair Marshall returned to the room.

## 7. CERTIFICATE OF APPROVAL REQUEST(S):

- 7A. HSPB 12 – El Mirador Garage – Review of Certificate of Approval, granted January 2009 for exterior signs at Michael Lord Gallery on the El Mirador Garage building at 1090 North Palm Canyon Drive, Zone C-1, Section 10.

Director Ewing summarized the staff memo and the assertion by the tenant that no new lighting had been added.

Questions by the Board included:

- The number of fixtures on the property when the sign was approved (2009) versus the number on the property today.
- The availability of any historic photos of the property.

Charlie Mader, representing the property owner, noted his recent involvement with the property, and his interest in complying with the requirements of the City.

Discussion by the Board included:

- The availability of pictures during the opening of prior galleries.
- The difference between the sign submittal and the current condition.
- The City's process for permitting new exterior lighting.

The Board consensus was to direct staff to notify the property owner or tenant to submit an amendment request to the current sign approval regarding the exterior lighting.

- 7B. HD 1 – Las Palmas Historic District – Tara Lazar, owner of Pepper Tree Inn for the review of new door design and paint scheme for building wood elements at 645 N. Indian Canyon Drive, Zone R-3, Section 10.

Director Ewing summarized the staff memo, and noted that a landscape plan has not been submitted.

Questions from the Board included:

- The prior direction adopted by the Board and what has been presented by the applicant.

Carol Blum, applicant, noted that the Cheeky's brown color is darker than the proposed paint sample; a full graphics scheme is being prepared that will affect the door trim; and they wish to keep the doors white, but all other exposed wood to be brown; the name of the hotel will be "Alcazar". The Board confirmed:

- The proposed color (white) for the under side of the exterior ceiling and railing;
- The plan for building graphics and logo;
- The design and placement of the proposed door entry;
- The proposed tree species (Tipuana Tipus and Palo Verdes); and
- The landscape planters at the balcony rails.

Discussion of the Board included:

- The color of the exposed wood, doors, and railing;
- The brown color sample provided by the applicant; and
- The proposed entry.

Motion by Ploss to approve the proposed brown paint color for the underceiling, railings, lintels and door jambs, and the doors be left white. The motion died for lack of a second

Motion by DeLeeuw; second by Strahl; vote 7-0, to approve:

1. The proposed door entry;
2. The proposed brown paint color for the underside of the roof and the railings; and
3. The doors and door frames to remain white.

To continue:

4. The color of the lintels, to return as part of the sign / graphics program; and
5. The landscaping, to return with a landscape and irrigation plan.

- 7C. HSPB 53 – Coachella Valley Savings & Loan – Chase Bank for final review of hand and guard rails and landscaping at 499 South Palm Canyon Drive, Zone C-B-D, Section 15.

Associate Planner Newell summarized the staff memo.

Eric Peterson, of CDPC, representing the applicant, discussed the color for the railing, presented the ground cover samples, and discussed the landscape plan. Questions of the Board addressed:

- The use of the two types of ground cover within the landscape area;
- The color options for the railing;
- The design of the glass panels at the north and south ends of the front porch;

