



Historic Site Preservation Board Staff Report

Date: April 12, 2011

Case No.: SI 11-038

Application Type: Certificate of Appropriateness for a proposed new sign on a contributing building in a Historic District

Location: 640 N Indian Canyon Drive

Applicant: Nejat Kohan, The Spanish Inn

Zone: R-3 / Las Palmas Historic District Overlay (HD-1)

General Plan: HDR (High Density Residential)

APN: 513-213-007

From: Ken Lyon, Associate Planner

PROJECT DESCRIPTION

The certificate of approval request is for a proposed new exterior main sign at the Spanish Inn. The Spanish Inn is considered a "Contributing Structure" within the Las Palmas Historic District. Pursuant to Municipal Code Section 8.05.180, exterior modifications (such as signs) to Class 1 historic sites and contributing structures in historic districts must be approved by the Historic Site Preservation Board (by the granting of a Certificate of Approval) prior to issuance of the sign permit by City staff.

RECOMMENDATION

That the Historic Site Preservation Board approves the certificate of approval request for the signs proposed in application SI 11-038.

PRIOR ACTIONS TAKEN ON THE PROJECT

None

BACKGROUND AND SETTING

The Spanish Inn was constructed in the 1930's and operated as one of Palm Springs original small hotels for decades. The current owner purchased the property in the 1990's. He has been working for several years to extensively renovate the existing buildings (Buildings A and B) and construct a new condominium and parking building (known as Building C) on the eastern side of the site. The property is presently approved with a Conditional Use Permit for all hotel uses and construction completion is anticipated some time in 2011.

The Spanish Inn is comprised of a large T-shaped lot, with its main frontage along North Indian Canyon Drive. The property also has frontages on Gran Via Valmonte to the south, Via Chica, on the east and Via Altamira on the north. The applicant proposes a monument sign similar to that which exists at the Colony Palms Hotel, next door. No signage is proposed to be mounted on the existing historic structures on the site. The applicant anticipates submitting a comprehensive sign program for the entire parcel at a later date, but needs the current main sign approval in time to open for business.

DESCRIPTION AND ANALYSIS

The applicant proposes the following signs:

1. A one-sided free-standing main monument sign at the southwest corner of the property, facing toward the intersection of North Indian Canyon Drive and Gran Via Valmonte.

The main monument sign is proposed as a low stucco clad masonry wall with engaged square columns at either end set diagonally at the corner of the lot. The overall monument will be roughly 12 feet in length and roughly 4'-3" in height. The stucco will be painted a crème white to match the wall color of the existing buildings. Existing ceramic tiles, salvaged from the renovation of the Spanish Inn are proposed to be inlaid in the columns to form a square, roughly 12 inches or less in dimension as a modest decorative feature. The top of the engaged columns is proposed to have a terra cotta clay tile cap. The sign is proposed to be illuminated with ground-mounted "landscape lighting" fixtures (see cut sheet). The monument sign will be located on the site so as not to encroach into the corner sight-line cut-back area.

Pursuant to Zoning Code Section 93.20.05 (*Permitted Signage – Commercial & Industrial Uses*), the maximum allowable area of a main sign is one square foot for each lineal foot of building frontage up to a maximum of fifty (50) square feet. Sign area is calculated by enclosing the area of text with a single rectangle. The proposed sign has an area of 19 square feet and thus conforms. The applicant may propose other signs in the future. Future additions to the signage on the site will be reviewed for approval by the Historic Site Preservation Board.

REQUIRED FINDINGS

Although there are no specific findings related to a certificate of approval for modifications to Class 1 historic structures, pursuant to Municipal Code Section 8.050.190 (*Factors to be Considered Upon Application*), the board shall consider the following factors in making a decision to approve a proposed modification to a historic structure:

(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;*

The Spanish Inn is considered one of the contributing structures within the Las Palmas Historic District. The proposed sign is to be constructed of stucco clad masonry and will be complementary with the architecture and respect the historic value and significance of the buildings on site. It will be similar to other monument signs at nearby historic hotels such as the Colony Palms Hotel. Elements of glazed tile, salvaged from the renovation of the Spanish Inn are proposed to be incorporated into the column structures of the sign.

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

The proposed sign is located at the southwest corner of the Spanish Inn property. The sign is proposed of stucco clad masonry in colors consistent with the color palette and materials used at the Spanish Inn. The relationship and scale of the sign to the existing structures, landscaping and parking on site is appropriate. The sign placement relative to the street is consistent with similar signage in the vicinity.

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

The proposed sign is compatible with the exterior design, arrangement, texture and materials of the existing Spanish Inn. It proposes a traditional-looking sign but does not attempt to replicate or mimic any of the contributing architectural elements of the Spanish Inn. The lighting is anticipated to be subtle and unobtrusive.

(4) *Archaeological or ecological significance of the area.*

There is no known archaeological or ecological significance to the area.

Staff believes the proposed sign is complementary to the existing historic elements of the Spanish Inn. It will not adversely affect the historic integrity or compromise the architectural or historic significance or value of the site, and therefore Staff recommends

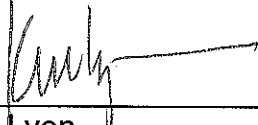
that the HSPB issue a certificate of approval for Sign Application SI 11-038.

ENVIRONMENTAL ASSESSMENT

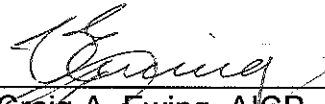
This project is categorically exempt from environmental review per Section 15301(L), (1) of the California Environmental Quality Act (CEQA) Guidelines.

NOTIFICATION

There are no public notification requirements for this application.



Ken Lyon,
Associate Planner



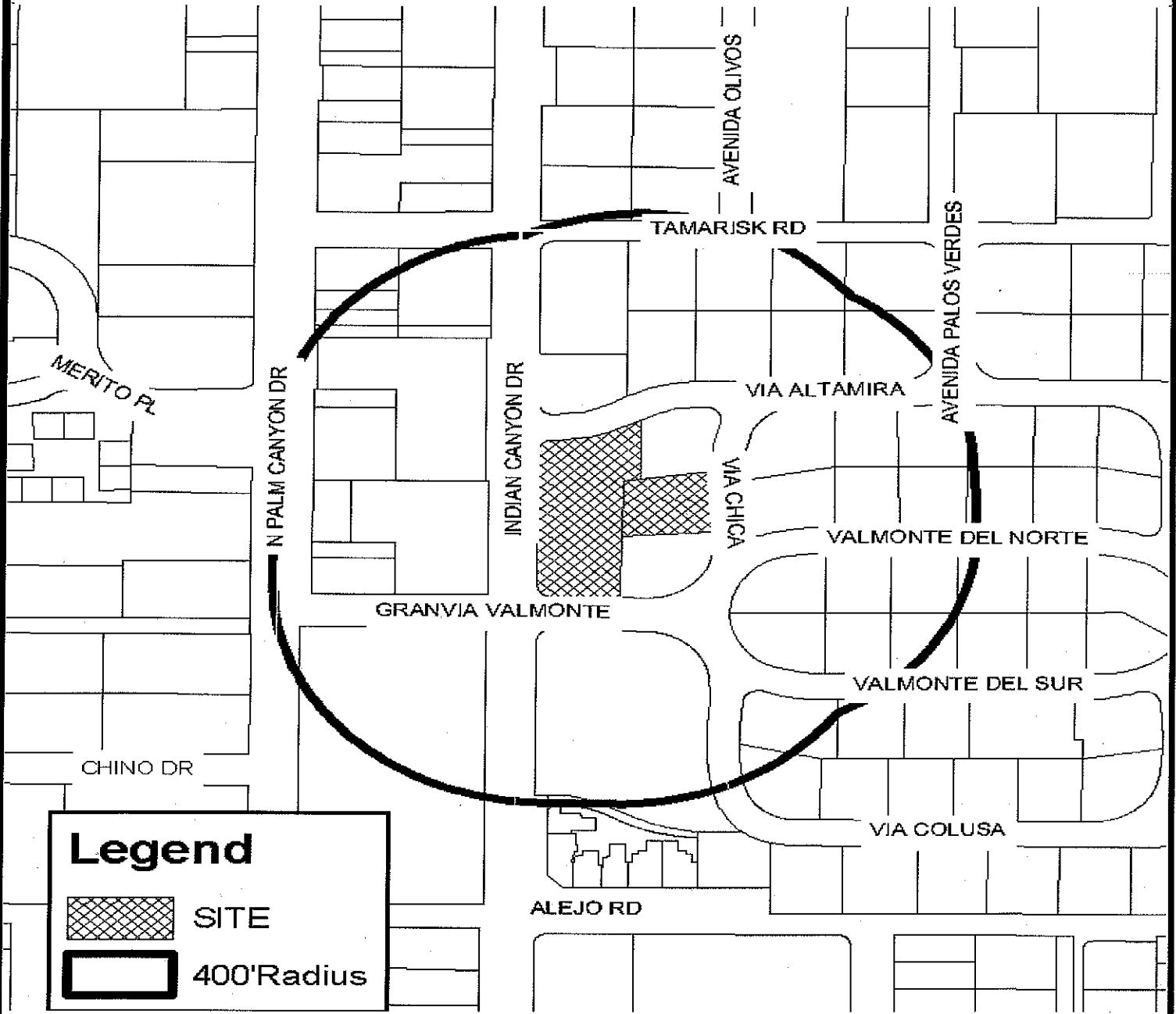
Craig A. Ewing, AICP
Director of Planning Services, AICP

ATTACHMENTS


1. Sign Application
2. Site Photographs
3. Lighting cut sheet




Department of Planning Services Vicinity Map



Legend

 SITE

 400' Radius

CITY OF PALM SPRINGS

CASE NO.: SI 11-038 Sign Permit

APPLICANT: Nejat Kohan

DESCRIPTION: Application by Nejat Kohan for an a main sign located at The Spanish Inn, 640 North Indian Canyon Drive, Zone R-3, Section 11, APN 507-183-003 and 507-183-006.



City of Palm Springs

Department of Planning Services

3200 East Tahquitz Canyon Way, Palm Springs, CA 92262
Phone: 760-323-8245 ~ Fax: 760-322-8360

For City use only

SIGN PERMIT - SI / SP # 11-038

Sign Address 640 N. Indian Canyon, Palm Springs 92263

APN 507-183-007 Zone RJ Section 11 Township 4 Range 4 Gen. Plan _____

Business Name Spanish Inn, Inc Date Submitted 3/21/11

Applicant Nejat Kalouzi Phone (760) 799-2964

Fax (760) 325-3702 E-mail nejat.kalouzi@yahoo.com

Submittal Items:

- 1) Scaled drawing of sign showing size, height, colors, and materials (3 copies)
- 2) Photo showing location of existing and proposed signing on the building (3 copies)
- 3) Free standing signs require a plot plan showing location in relation to structures (3 copies)
- 4) Materials and color samples - no larger than 14" x 8 1/2" x 3/8" board

RECEIVED

MAR 21 2011

Type of Sign:

- | | | |
|---|---|--|
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Trade Construction | <input checked="" type="checkbox"/> Permanent Main |
| <input type="checkbox"/> Pedestrian Directory | <input type="checkbox"/> For Sale/Lease | <input type="checkbox"/> Permanent Pedestrian |
| <input type="checkbox"/> Convenience | <input type="checkbox"/> Temporary | <input type="checkbox"/> A-Frame/Menu Board |

Designer:

Sign Company Anderson Signs Representative John
 Street Address 653 Community Center City, State, Zip Palm Springs, 92262
 Phone (760) 325-3663 Fax (760) 322-2335 E-mail Address _____

Design:

Number of Existing Signs 1 Monument Sign Square Footage for Each 50 sq ft
 Number of Proposed Signs 1 Square Footage for Each land
 Materials Masonry/Sign - mtl. letters Colors white, orange accent, black
 Type of Lighting LANDSCAPE LIGHTING
 Location and Method of Mounting monument
 Height of Freestanding Sign 4'3"
 Linear Frontage of Business 550' all three sides
 Valuation of Sign(s) _____ Permit Fee _____ Microfilm _____ Total _____

Conditions of Issuance - To be completed by Planning Services Department following Council action:

- 1) All signs must comply with City Council conditions and section 93.20.00 of the Palm Springs Zoning Ordinance found at www.qcode.us/codes/palmsprings
- 2) All signs must comply with the Uniform Building Code.
- 3) All exposed neon shall be equipped with a manual dimmer to establish light intensity.
- 4) Any non-approved signage must be removed.
- 5) Prior to final inspection, the applicant shall be required to completely remove the old signs and patch, repair, and restore the building wall where the old signs were removed to its original appearance
- 6) All signs on Class 1 Historic Sites must be approved by the Historic Site Preservation Board
- 7) _____
- 8) _____

NOTE: Any and all oversized plans must be folded to letter size (8 1/2 x 11)

THIS PERMIT IS ISSUED CONTINGENT UPON REMOVAL OF ALL NON-CONFORMING SIGNS ON PREMISES

Owner or Contractor Signature	Planning Services Signature	Date of Approval	Account Numbers 001-32205 001-34308
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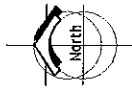
Spanish Inn

HOTEL & VILLAS

Established 1937

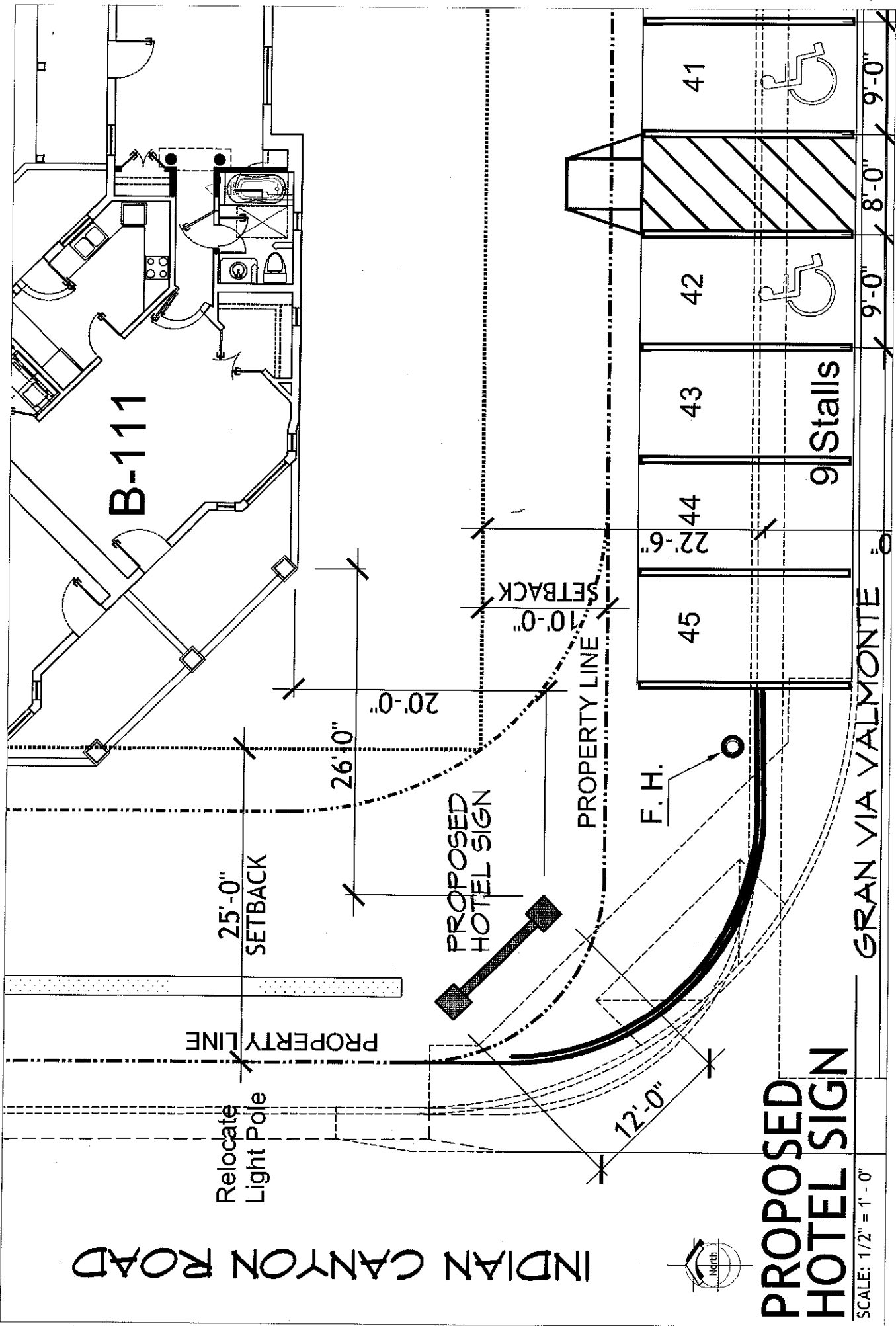


INDIAN CANYON ROAD



PROPOSED HOTEL SIGN

SCALE: 1/2" = 1' - 0"



12 VOL

BRASS
FIXTURES

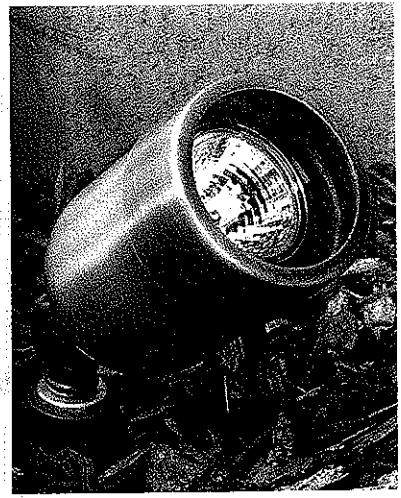
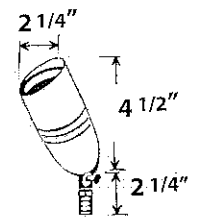


LV235

DIRECTIONAL SPOT LIGHT WITH HOOD
MATERIAL: BRASS
LAMP: MR16 12V 20W [50W MAX.] LAMP INCLUDED
CLEAR, CONVEX, HEAT RESISTANT, TEMPERED GLASS
ADJUSTABLE KNUCKLE WITH 1/2" NPT

[PRE-WIRED WITH UL LISTED DIRECT BURIAL WIRE/CABLE]
ETL APPROVED

AVAILABLE FINISH:
ANTIQUE BRASS, ANTIQUE BRONZE

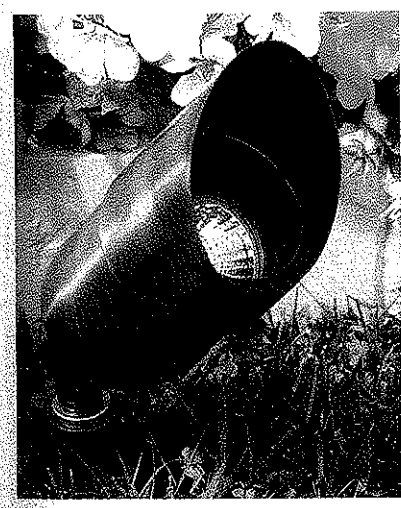
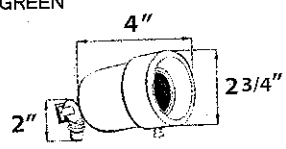


LV29

DIRECTIONAL SPOT LIGHT
MATERIAL: BRASS
LAMP: MR16 12V 20W [35W MAX.] LAMP INCLUDED
CLEAR, HEAT RESISTANT, TEMPERED GLASS
ADJUSTABLE KNUCKLE WITH 1/2" NPT

[PRE-WIRED WITH UL LISTED DIRECT BURIAL WIRE/CABLE]
ETL APPROVED

AVAILABLE FINISH: ANTIQUE BRASS,
ANTIQU BRONZE, COPPER, ACID GREEN

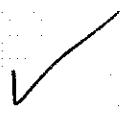
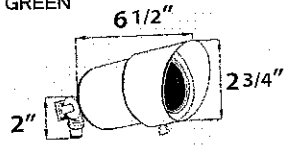


LV29-HOOD

DIRECTIONAL SPOT LIGHT WITH HOOD
MATERIAL: BRASS
LAMP: MR16 12V 20W [35W MAX.] LAMP INCLUDED
CLEAR, HEAT RESISTANT, TEMPERED GLASS
ADJUSTABLE KNUCKLE WITH 1/2" NPT

[PRE-WIRED WITH UL LISTED DIRECT BURIAL WIRE/CABLE]
ETL APPROVED

AVAILABLE FINISH: ANTIQUE BRASS,
ANTIQU BRONZE, COPPER, ACID GREEN



REMOTE 12 VOLT TRANSFORMER NOT INCLUDED [SEE PG. 91] ■ HEAVY DUTY GROUND SPIKE INCLUDED



WWW.DABMAR.COM 805/604-9090 (PH) 805/604-9050 (FAX)