



Historic Site Preservation Board Staff Report

Date: October 9, 2012

Case No.: PA12-003

Application Type: Pre-Application for a proposed redevelopment of a non-contributing building/site in the Las Palmas Historic District

Location: 750 North Palm Canyon Drive

Applicant: Pacifica Colony Palms, LLC

Zone: C-1 / R-3 / Las Palmas Historic District (HD-1) and Resort Combining Zone

General Plan: NCC (Neighborhood Community Commercial)

APN: 505 303 018

From: Ken Lyon, Associate Planner

PROJECT DESCRIPTION

Pacifica Colony Palms, LLC has submitted a pre-application for a proposed five story mixed use 48-unit hotel with retail, restaurant, swimming pools, landscaping and off-street parking on a 1.13 acre site at 750 North Palm Canyon Drive. The existing building on the site, the former Security Pacific Bank, is considered a "non-contributing structure" within the Las Palmas Historic District (LPHD). Pursuant to the requirements of Municipal Code Section 8.05.125, the HSPB shall review requests for demolition of structures, or for new construction on non-contributing sites within a historic district.

RECOMMENDATION

Board members are instructed to provide comments on the proposed application only. No approvals or recommendations are to be made at pre-applications. Furthermore, board members must not make conclusive statements that would prejudice the board member from any potential future review of the project or action on a possible future application.

PRIOR ACTIONS TAKEN ON THE PROJECT

A previous pre-application (PA 12-001) was submitted and reviewed by the City earlier this year.

The current application is in response to comments offered on that previous application.

INTRODUCTION

Pre-applications differ substantially from typical applications reviewed by the HSPB. Pre-apps are a means for an applicant to "vet the project" through the City departments and committees very early in the design process. Pre-apps can be a useful tool for applicants to seek input from the City prior to making a full submittal, and are particularly useful for complex or potentially controversial projects. Presentation materials are often not as fully developed as one would see with a typical architectural application, (for example, full color, material and landscape selections, may not yet be determined). Pre-applications do NOT receive a recommendation for approval or denial from the HSPB – only comments on the materials presented.

These comments are useful for the applicant to receive. It may help the applicant refine or rethink portions of the project or even fully redesign the entire scope or layout of a proposed project. If comments are favorable, it may give some assurance that the project is 'generally on the right track'. Often a pre-app can lead to a more successful application process when the full application is submitted at a later time.

BACKGROUND AND SETTING

The project is located on an approximately 1.13-acre, (49,223 net square foot) parcel at 750 North Palm Canyon Drive. It is located in the Uptown Commercial District, in the Las Palmas Historic District (LPHD) and within the Resort Combining Zone. Further analysis of the project against the design guidelines of the Las Palmas Historic District is provided later in this staff report.



AERIAL PHOTO OF EXISTING CONDITIONS AT 750 N PALM CANYON DRIVE

The subject site is currently fully developed with a building and associated parking lot that was built in 1980 as the Security Pacific National Bank. (Case 5.0121 PD 104) The present owners have owned the property since roughly 2007. A pre-application was submitted by the applicant and processed by the City in 2008 (Pre-App 08-003) for a mixed use project of condominiums and retail uses. A more recent 61-unit hotel project was submitted as a pre-application earlier this year (Pre-App 12-001). The proposed development would require demolition of all present improvements, buildings and parking on the site.

The site is an L-shaped parcel with roughly 100 foot of frontage on North Palm Canyon Drive and approximately 275 feet of frontage along North Indian Canyon Drive. Both streets are designated as major thoroughfares on the City's General Plan Circulation Map. The site has split-zoning; which means roughly the western half of the site is C-1 (along Palm Canyon) and the eastern half is R-3 (along Indian Canyon).

Table 1 below describes the adjacent land uses, zoning and general plan land use designations.

Table 1: Adjacent General Plan Designations, Zones and Land Uses:

	General Plan		Zoning	Existing Land Uses
North	Neighborhood Commercial (NCC)	Community	C-1/R-3	Commercial Retail (Kocher/Samson Bldg. & Pacific Building)
South	Neighborhood Commercial (NCC)	Community	C-1/R-3	Hotel / Restaurant / Retail (Alcazar Hotel / Cheeky's Restaurant and the Howard Lapham bldg.)
East	High Density Residential (HDR)		R-3	Hotel / Residential (Indian Manor Hotel / Movie Colony Hotel / Spanish Inn Hotel)
West	Neighborhood Commercial (NCC)	Community	C-1	Commercial / Restaurant (Trio Restaurant)

The proposed project consists of a five story building with off-street parking, lobby, retail, and restaurant uses on the ground floor, hotel rooms, the upper floor of the restaurant, and two pools on the second floor and hotel units on floors three and four, and partially covered roof decks and gardens on the fifth floor. A total of 48 hotel units are proposed. The retail, restaurant, uses comprise roughly 10,509 square feet, or roughly 17% of the gross floor area of the building and 88 parking spaces are proposed.

The proposed development is comprised as follows:

First Floor	10,059 SF	Lobby/Retail/Restaurant Uses & eighty-eight parking spaces.
Second Floor	22,434 SF	Two swimming pools and decks and twenty hotel units
Third Floor	19,784 SF	Twenty-two Hotel units
Fourth Floor	9,000 SF	Six Hotel units
Fifth Floor	768 SF	Enclosed space (stairs) & six partially-roofed garden terraces (part of the 4 th floor units)
Total	62,045 SF	Total Usable Enclosed Space

Site Plan and overall project description.

The proposed development is designed with a surface parking lot along Indian Canyon Drive and roughly 10,000 square feet of lobby, restaurant and retail space along Palm Canyon. The retail and restaurant space setbacks vary from roughly eight feet to eighteen feet from the property line along Palm Canyon Drive. The building is set back roughly three feet from the Indian Canyon Drive property line. The project is proposed with zero setbacks along the interior side property lines. The Palm Canyon Drive frontage, which is in the C-1 zone, requires an average setback of five feet. The project conforms to this requirement. The Indian Canyon Drive frontage is R-3 and requires a 25 foot setback. The project does not conform to this requirement. Side and rear yard setbacks for R-3 are 1:1 for structures greater than 12 feet in height. The project does not conform to this minimum requirement. In addition, because the building is greater in height than 30 feet, setbacks delineated in the high-rise ordinance would apply. The project does not conform to any of the setback requirements of the high-rise ordinance.

Permitted Uses and Density.

Hotels with more than 10% of the units with kitchens are permitted in the C-1 and R-3 zones subject to a Conditional Use Permit (CUP). Although no information is provided about kitchens, the units vary in size from 900 to 2,700 square feet, and staff assumes given the size, that the units will contain kitchens. Pursuant to the zoning code, density for hotels in the R-3 zone is 1,000 square foot of net lot area per hotel room. The site is roughly 49,223 square feet, and thus roughly 49 hotel units are permissible. The project proposes 48 units.

Architecture.

The project is proposed with a five-story building proposed in a contemporary style. There are two pools at the second floor level, one over the restaurant facing Palm Canyon and another one south of the hotel rooms.

The proposed building is roughly fifty-two (52) feet in height. This does not include elevator penthouses or rooftop mechanical units, all of which would need to be screened. (No information is provided regarding the HVAC concept.) Hotel buildings great than 30 feet are permitted in the C-1 and R-3 zones, subject to the high-rise ordinance (PSZC section 93.04) and approval of a conditional use permit (CUP) (PSZC Section 93.02).

Along the Palm Canyon Drive frontage, the building is one story and roughly 17 feet in height. A pool and terrace is proposed at the roof of this one-story element. The second floor steps back approximately 52 feet from the first floor façade. At this point, the building is two stories and about 36 feet in height. Stepping back another 32 feet or so at the third floor, the building height increases to roughly 43 feet and a final step back at the fifth roof terraces to its maximum height of about 52 feet.

Along the Indian Canyon frontage, the building is located roughly three feet back from the property line. This façade is roughly 32 feet in height before stepping back roughly 50 feet at the fourth floor.

At its north and south property lines, the building is roughly at the property line. The north elevation is roughly 43 feet at the property line and steps back roughly 50 feet at the fourth floor before reaching its final height of about 52 feet. At the south property line, the building is one story and roughly 17 feet. A pool is located at this second floor terrace over the parking lot. The building steps back 42 feet and rises to a height of 35 feet and three stories. That is the maximum height of this portion of the building.

The hotel rooms and pool decks are accessed via open corridors and passageways. Along all four facades the hotel rooms are provided with large balconies. The six 'penthouse' units at the fourth floor also have individual roof terraces at the fifth floor that are accessed via individual enclosed stairs from each unit. These roof gardens are partially roofed, providing some shade.

The Las Palmas Historic District

The subject project is within the Las Palmas Historic District (LPHD). Several significant buildings are in the immediate vicinity of the site, many of which are considered "contributing structures" to the LPHD, including:

- The Kocher Samson Building (c.1936 Albert Frey, architect - Modern), (north of site)
- The Pacific Building (c. 1936, a Class 1 historic site – Spanish), (north of site)
- The Howard Latham Building (c1960 - Modern), (immediately adjacent and west of site)
- The Indian Manor (c.1935, Spanish) (east of site)
- The Movie Colony Hotel (c1935 Albert Frey, architect - Modern), (east of site)
- The Spanish Inn (c1936, Spanish Colonial), (east of site)
- The Alcazar Hotel (formerly Peppertree Inn, c. 1920's- Spanish) (immediately south of site)
- 700 North Palm Canyon Drive (c 1936, immediately south of site – Spanish Colonial)

The Las Palmas Historic District was established in 1986 to promote the sensitive development of the subject area which has a large concentration of buildings constructed in the 1930's in a Spanish / Mediterranean Revival Style (however several significant buildings from the mid-century period also exist in the LPHD.) A set of design guidelines for new construction were established as part of the historic district. The proposed design is evaluated against these guidelines later in this staff report.

The existing building (Security Pacific Bank) is deemed a "non-contributing structure" to the district. Demolition of non-contributing structures in the LPHD are to be reviewed by the HSPB for possible stay of demolition similar to a Class 3 site. New construction in the LPHD is to follow the LPHD Design Guidelines. The guidelines note,

"The guidelines presented here provide a common ground within which owners, architects, and the Architectural Advisory Committee can work to enhance the historic district. The guidelines seek to retain the historically significant properties while encouraging new structures of compatible design."

The proposed five story building does not fare well when evaluated against the historic district guidelines as seen in the table below.

Table 2: Comparison of Proposed Development with the Las Palmas Historic District Design Guidelines.

	LPHD Design Guideline	Proposed AMENDED PD-104
1	Maintain height of other structures in the surrounding area (1 and 2 story buildings; do not block westerly views)	Proposed five story building; very likely will block views of one and two story buildings east of the site (does not conform)
2	Maintain general alignment of facades at sidewalk edge.	Existing adjacent structures are closer to the sidewalk than the proposed project which is set back between 8 and 18 feet. (does not conform.)
3	Maintain the pattern of façade proportion. (Where new bldgs are wider, consider subdividing the façade)	The proposed building does not present similar façade proportions to adjacent existing structures. (does not conform)
4	Maintain the visual relationship between upper and lower floors of other surrounding structures. (retail ground floor, resid./office upper)	Although the proposed structure does propose retail on the first floor, visually the floors are not differentiated. (does not conform) .
5	Maintain spacing pattern of upper story windows. Avoid shapes not typical of the area, maintain typical ratio of solid to void.	Proposed building is contemporary with large balconies and expanses of glass with glass railings (does not conform)
6	Use materials similar to those found historically	Stucco, glass block, steel, and glass; exact material selections are yet to be determined.
7	Use components of the façade similar to those found historically (porches awnings, overhangs, details)	Does not conform
8	Maintain the pattern of roof types (most buildings in the area are flat-roofed, some have gables that run parallel with the street)	The proposed roof is flat and conforms to this guideline.
9	Maintain the existing site design pattern (bldgs. are built to the property line, minimize breaks in the pedestrian way caused by driveways)	Proposed building setback varies from 8 to 18 feet along Palm Canyon Drive and roughly 3 feet along Indian Canyon Drive (does not conform)
10	Design must be compatible with existing buildings. (may be contemporary or if historic style is used, must be used correctly (proportion, materials, ornamentation, etc)	Although the proposed design is contemporary staff believes it is not considered compatible with existing adjacent buildings in terms of height, density and aesthetics (does not conform)

ENVIRONMENTAL ASSESSMENT

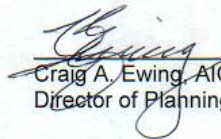
Pre-applications do not require environmental analysis under the guidelines of CEQA, however if the project is submitted in the future as a full application, an environmental analysis including an initial study and possible environmental impact report, mitigated negative declaration or negative declaration would be anticipated.

NOTIFICATION

The project was noticed in accordance with applicable law and written notice was mailed to property owners within a 400 foot radius of the perimeter of the subject site.



Ken Lyon,
Associate Planner



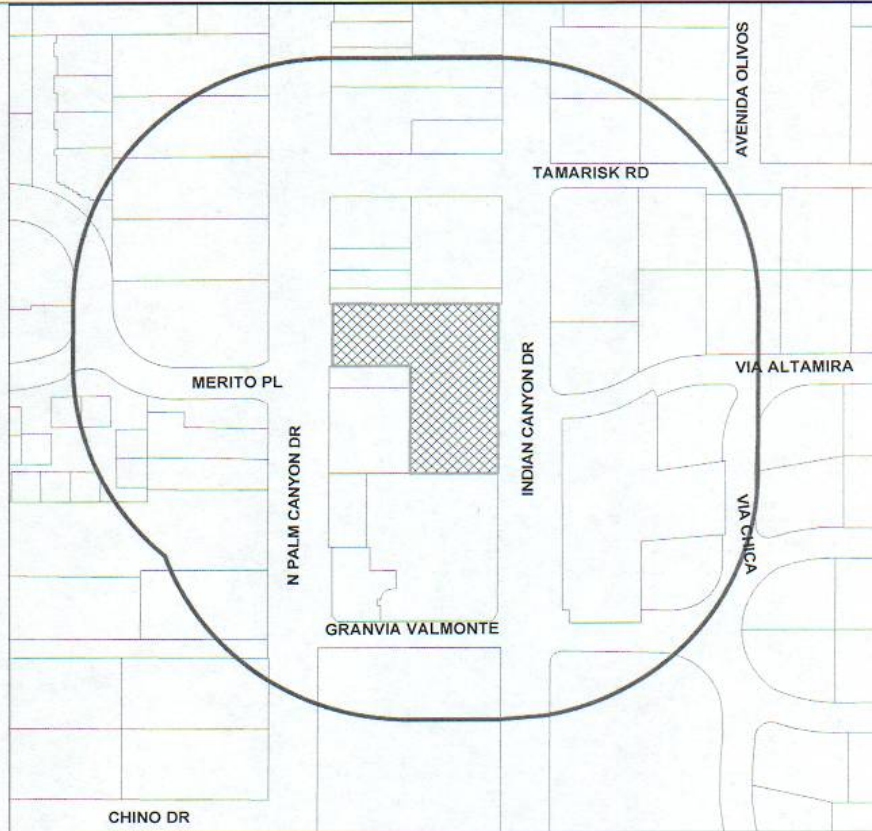
Craig A. Ewing, AICP
Director of Planning Services, AICP

ATTACHMENTS

1. Vicinity Map
2. Site Plan, Floor Plans, Perspectives
3. Las Palmas Historic District Map and Design Guidelines



Department of Planning Services
Vicinity Map



CITY OF PALM SPRINGS

CASE NO: PA 12-003

APPLICANT: Pacifica Colony Palms LLC

DESCRIPTION: To consider a pre-application by Pacifica Colony Palms, LLC proposing a five story hotel with restaurant and retail uses, off-street parking and landscaping on approximately 1.13-acre parcel located at 750 North Palm Canyon Drive.

RESOLUTION NO. 15858

OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS,
CALIFORNIA, DESIGNATING THE LAS PALMAS BUSINESS
HISTORIC DISTRICT AS AN HISTORIC DISTRICT
CONTAINING CLASS 3 & 4 HISTORIC SITES SUBJECT TO
ASSOCIATED DESIGN GUIDELINES.

WHEREAS the Las Palmas Business Historic District and its associated person-
ages and past events have contributed to the history of the City of Palm
Springs; and

WHEREAS the Las Palmas Business Historic District has long been an important
business district for both residents and visitors in the City of Palm Springs;
and

WHEREAS the Las Palmas Business Historic District contains numerous noteworthy
structures of historical and architectural importance; and

WHEREAS Ordinance 1140 of the City of Palm Springs allows for the designation
of historic districts; and

WHEREAS on Sept. 4, 1985, the North Palm Canyon Project Area Committee, after
reviewing the possibility of using the remaining historic structures as a
basis for community design, forwarded draft design guidelines to the Historic
Site Preservation Board for review; and

WHEREAS on October 14, 1985, the Historic Site Preservation Board initiated
proceedings to designate the Las Palmas Business Historic District as an
historic district; and

WHEREAS on November 12, 1985, the Historic Site Preservation Board held a
public hearing on said designation and unanimously recommended to the City
Council designation of said area as an historic district containing Class 3 &
4 Historic Sites; and

WHEREAS the Architectural Advisory Committee and the Planning Commission have
reviewed the associated design guideline and concur in the recommendation of
the Historic Site Preservation Board; and

WHEREAS the City Council concurs in the recommendation of the Historic Site
Preservation Board regarding the historic value of the Las Palmas Business
Historic District and the adoption of associated design guidelines; and

WHEREAS the designation of the Las Palmas Business Historic District shall
further the purposes and intent of Ordinance 1140; and

WHEREAS the designation of the Las Palmas Business Historic District shall
promote sensitive development of said area.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Palm
Springs, California does resolve as follows:

Section 1. Las Palmas Business Historic District shall be designated an
Historic District pursuant to City Ordinance No. 1140, the
boundary of said district shall be according to the attached legal
description and map.

Section 2. The properties indicated on the attached list and map shall be
designated as Class 4 Historic Sites; the remaining properties
shall be designated as Class 3 Historic Sites.

RESOLUTION NO. 15858

Section 3. New construction and major remodel projects and commercial renovation projects, as determined by the Planning Division, shall be subject to review by the associated design guidelines.

ADOPTED this 7th day of May, 1986.

AYES: Councilmembers Apfelbaum, Birer, Foster and Smith
NOES: None
ABSENT: Mayor Bogert

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

By [Signature] City Clerk
[Signature] City Manager

REVIEWED & APPROVED: [Signature] [Signature]

LAS PALMAS BUSINESS HISTORIC DISTRICT

LEGAL DESCRIPTION

Containing:

The easterly half of lots 112, 113, and 114; and lots 115, 116, 117, 118, 119, 123, 124 and 125 of Merito Vista, M.B. 12/94, Riverside County; and

The southerly sixteen (16) feet of lot 27; and lots 28 thru 49 of Block A of Palm Springs Estates No. 2, M.B. 16/45, Riverside County; and

Block B of Palm Springs Estates No. 2, M.B. 16/45, Riverside County; and

The block bounded by Palm Canyon Drive, Granvia Valmonte, Indian Avenue, and Alejo Road; and

Lots 5 thru 8 of Block 2 of Las Hacenditas, M.B. 11/5, Riverside County; and

Lots 1, 2, 9, 10 and 11 of Block A; and lots 1 thru 6 of Block C; and Lots 1 thru 6 of Block G; and lots 1 thru 3 of Block J of Palm Springs Estates, M.B. 15/43, Riverside County.

LAS PALMAS BUSINESS HISTORIC DISTRICT

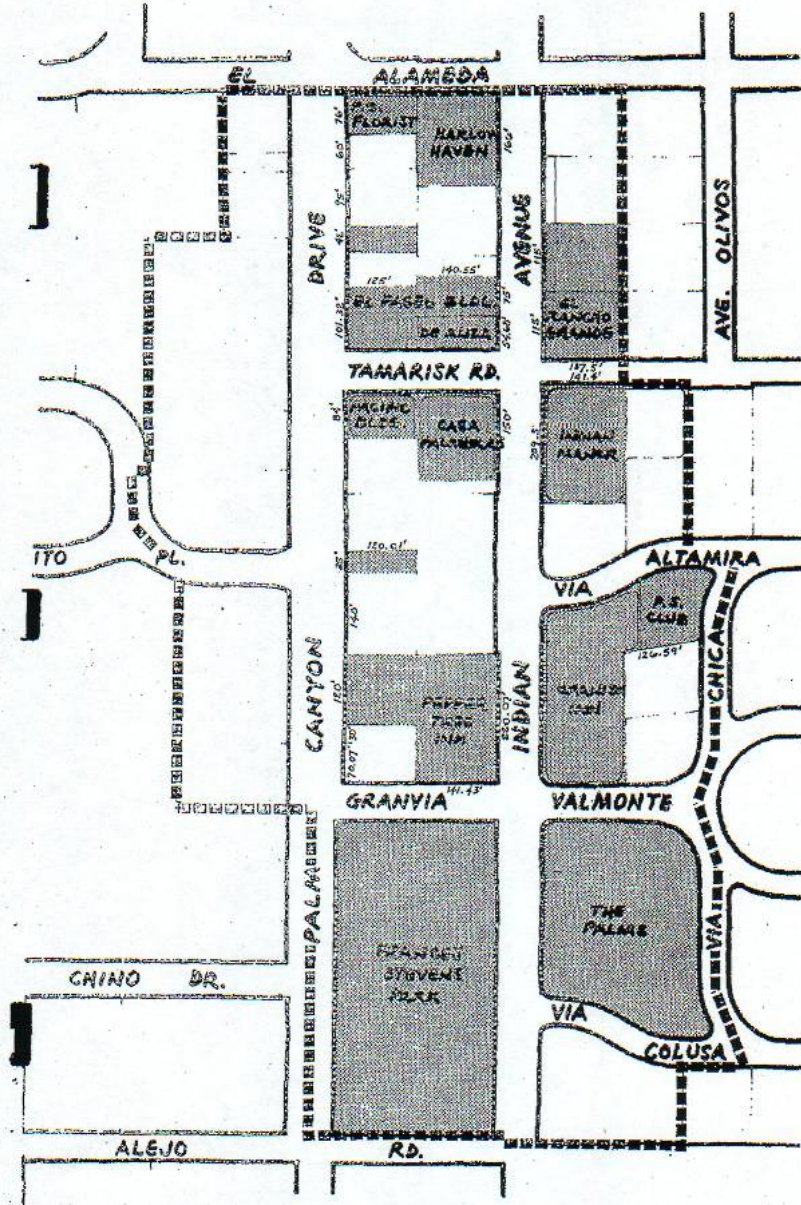
CLASS 4 HISTORIC SITES

1. The southerly sixteen (16) feet of lot 27; and lots 28 and 29 of Block A of Palm Springs Estates No. 2, M.B. 16/45, Riverside County; APN 505-285-001, 002; known as Palm Springs Florist, 894 N. Palm Canyon Drive.
2. The southerly 23.5 feet of lot 35; and the northerly 18.5 feet of lot 36 of Block A of Palm Springs Estates No. 2, M.B. 16/45, Riverside County; APN 505-285-006; known as the Proprietors, 844 N. Palm Canyon Drive.
3. The southerly portion of lot 38; and lots 39, 40 and 41; and the northerly forty-five (45) feet of lot 43; and the southerly half of lot 44 of Block A of Palm Springs Estates No. 2, M.B. 16/45, Riverside County; APN 505-285-009; known as the Gary Jon Bldg., formerly known as El Paseo Bldg., 800 N. Palm Canyon Drive.
4. Lots 1 and 2; and the northerly twenty-four (24) feet of lot 3 of Block B of Palm Springs Estates No. 2, M.B. 16/45, Riverside County; APN 505-286-001; known as the Pacific Bldg., 766-798 N. Palm Canyon Drive.
5. The southerly twenty-five (25) feet of lot 10; and the northerly ten (10) feet of lot 11 of Block B of Palm Springs Estates No. 2, M.B. 16/45, Riverside County; APN 505-303-002; occupied by Dr. Robert S. Bertrand, 700 N. Palm Canyon Drive.
6. Lots 16 thru 19; lots 23, 24, and 25; and the southerly thirty (30) feet of lot 26 of Block B of Palm Springs Estates No. 2, M.B. 16/45, Riverside County; APN 505-303-004, 007; known as Matthews and Andrea of Palm Springs, et. al., 650-664 N. Palm Canyon Drive; and the Pepper Tree Inn, 645 N. Palm Canyon Drive.
7. 505-325-003; known as Everybody's Village and the Village Center for the Arts (formerly known as Frances Stevens School) along with the surrounding park, 538 N. Palm Canyon Drive.
8. The northerly thirty (30) feet of lot 31; and lots 32 & 33 of Block B of Palm Springs Estates No. 2, M.B. 16/45, Riverside County; APN 505-286-010; known as Casa Palmeras, 783 N. Indian Avenue.
9. Lot 42; and the southerly fifteen (15) feet of lot 43 of Block A of Palm Springs Estates No. 2, M.B. 16/45, Riverside County; APN 505-285-008; known as the DeAnza Hotel, at the northeast corner of Indian Avenue and Tamarisk Road.
10. Lots 47, 48 and 49 of Block A of Palm Springs Estates No. 2, M.B. 16/45, Riverside County; APN 505-285-012; known as Harlow Haven, 175 E. El Alameda.
11. Lot 7 of Block 2 of Las Hacenditas, M.B. 11/5, Riverside County; APN 507-161-007; 840 N. Indian Avenue.
12. Lot 8 of of Block 2 of Las Hacenditas, M.B. 11/5, Riverside County; APN 507-161-006; 814 N. Indian Avenue.
13. Lots 1 and 10 of Block A of Palm Springs Estates, M.B. 15/43, Riverside Co.; APN 507-181-001; known as Indian Manor, 784 N. Indian Avenue.

LAS PALMAS HISTORIC BUSINESS DISTRICT
Page 2

14. Lots 1, 2 and 3; and the westerly twenty-five (25) feet of lot 6 of Block C of Palm Springs Estates, M.B. 15/43, Riverside County; APN 507-183-006; known as Alan Ladd's Spanish Inn, 640 N. Indian Avenue.
15. The easterly portion of lot 6 of Block C of Palm Springs Estates, M.B. 15/43, Riverside County; APN 507-183-005; known as the Palm Springs Club, 265 Via Altamira.
16. Lots 1 thru 6 of Block G of Palm Springs Estates, M.B. 15/43, Riverside County; APN 507-192-002; known as the Palms at Palm Springs, 572 N. Indian Avenue.

RESOLUTION NO. 15858



LAS PALMAS BUSINESS HIST. DIST.
CLASS 4
DIST BOUNDARY

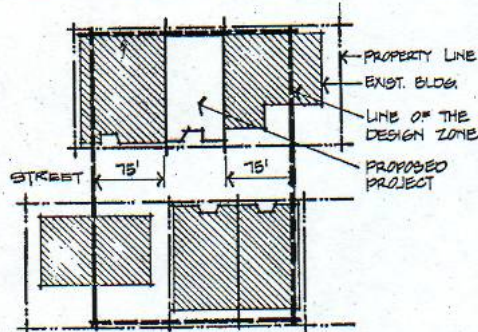
LAS PALMAS BUSINESS HISTORIC DISTRICT
CONCEPTUAL DESIGN GUIDELINES: NEW COMMERCIAL CONSTRUCTION & MAJOR REMODEL

In individual structures of special note and in collections of historic buildings that represent a bygone era, Palm Springs retains the treasures of its past. The historic architecture of the City is one of its most important resources and can be maintained - on a broad scale - only by the establishment and maintenance of historic districts. The maintenance of a district requires that standards or guidelines be set to direct change in ways that are compatible with the historic elements. Change is not discouraged, but the thrust of change is directed to reinforce the best of the remaining historic elements.

Directing and controlling change is the intent of many of the City's land use controls. The guidelines suggested here serve to protect each property owners investment. Each owner can improve his property knowing that the surrounding properties' uses and designs will not detract from his.

The guidelines presented here provide a common ground within which owners, architects and the Architectural Advisory Committee can work to enhance the historic district. The guidelines seek to retain the historically significant properties while encouraging new structures of compatible design.

Any buildings occurring on either side of the street within 75 feet of the proposed site should be studied for the common themes of mass, scale, rhythm and exterior design and details as called for by the following guidelines.



3A5

1. Maintain the height of other structures in the surrounding area.

The height of new construction should be generally similar to other buildings in the surrounding area. **Variety in building heights** may be achieved by creating setbacks in the facade, by stepping back upper stories, and by building decks and balconies, when this is appropriate for the design.

Buildings should be designed so that they do not block the westerly view of the mountains from existing buildings to the east. Multi-story buildings on lots which abut an existing residential use should be designed so that windows do not overlook private residential yards.

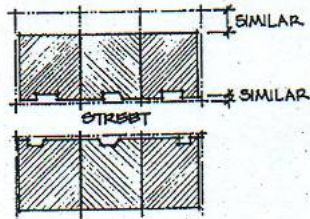
One- and two-story buildings are typical of this area. Towers with additional stories have been used at the corners of some buildings to create interest.

2. Maintain the general alignment of facades at the sidewalk edge.

Most buildings along Palm Canyon Drive are set back away from the sidewalk edge. This provides space for landscaping, pedestrian access, and/or active outdoor uses.

The basic **alignment of buildings** should be maintained, although some exceptions may be considered if they have an active function such as outdoor dining areas. The effect can be achieved in a number of ways. A wall or fence could be used, allowing the building to be set further back.

Projections over the sidewalk may be acceptable in the form of awnings, balconies and porches, so long as a significant portion of the facade aligns at the sidewalk edge.



- 3. Maintain the pattern of facade proportions.

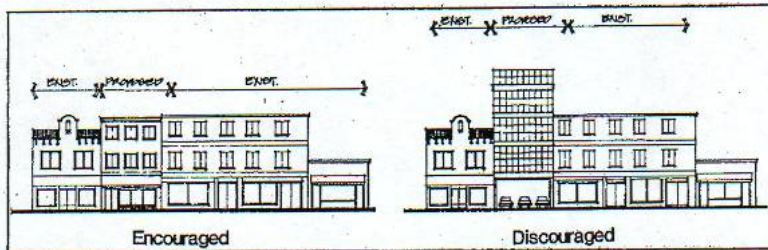
New construction should reinforce the dominant facade pattern of the street.

Where new buildings are to be wider than the dominant dimension, consider subdividing the facade into portions that reflect the pattern. The relationship between the height and width of the facade should be similar to that of other buildings in the surrounding area.

- 4. Maintain the relationship between upper and lower floors of other structures in the surrounding area.

Typical historic structures have a retail function on the first floor, and offices or residential uses above. This separation of function is shown on the facade: the first floor is predominantly large sheets of display window glass, while the upper levels are mostly solid wall, with small windows cut out.

In new construction, these relationships should be innovatively used.



- 5. Maintain the spacing pattern of upper-story windows. Avoid shapes that were not typical of the area, and maintain the typical ratio of solid (walls) to void (windows).

3A7

Reinforce the existing pattern in new construction by using windows of a similar size, or by using other design features to continue this pattern.

The recurrent alternation of solids and voids in the front facade of a building establishes a pattern which is sensed by a person observing from a distance. A person passing by the building experiences this pattern as a rhythm. By incorporating a similar rhythmic pattern in a new building, a sympathetic relationship between old and new, and even buildings of a similar era, is achieved.

6. Use building materials that are similar in texture and finish to those found historically.

New construction should continue to reinforce the patterns and textures of existing historic buildings. Use of surface materials which were available in the time period of the historic buildings will strengthen the historic identity of the area. Color is both an intrinsic quality of the building material which is used and applied treatment which covers the natural materials. The use of compatible colors will help strengthen historic identity.

Different building materials may be considered as long as the finish and texture reinforce the existing characteristics.

7. Use components of the facade that are similar in size and shape to those found historically.

The design of new buildings and alterations should take into account the presence or absence of such projections as porches, awnings and overhangs on other buildings within the surrounding area. Such components are especially encouraged when they promote an active function such as outdoor dining within the exterior spaces.

Architectural details of new buildings and renovations should be suggestive of the extent and scale of details on other buildings in the surrounding area.

8. Maintain the pattern of roof types.

The roof type and materials should be compatible with existing buildings in the surrounding area. The relationship of a new building to historic buildings, or other buildings, in the surrounding area may be strengthened by repeating a dominant roof type.

Flat roofs are predominate in this area; however, several one-story structures use a simple gable with the ridge line parallel to the street.

9. Maintain the existing site design pattern.

New construction should observe an appropriate spacing, or lack thereof, in terms of the surrounding area. This is an important factor which contributes to the character of an entire group of buildings, and should therefore be respected.

This area is characterized by buildings which are built on the property line. Driveways and pedestrian ways sometimes break this pattern; however, parking areas should not be allowed to intrude into the pedestrian-oriented design of the area. Landscape areas may be appropriate as breaks in this pattern if they are designed for active uses.

10. Although contemporary designs are encouraged, replicas of historic designs may be considered if they meet these conditions:

- The style must be one that did occur in Palm Springs as a typical building form.
- The principles of the style must be used correctly. The rules of proportion, use of materials, and sense of ornamentation must be in character.
- A plaque must be mounted on the building which designates the date of construction.
- The design must be compatible with existing buildings.

3A9

3A10

CONCEPTUAL DESIGN GUIDELINES: Commercial Renovation

1. Maintain the original height of storefronts.
2. Maintain original storefront openings.
3. Maintain original storefront components.
4. Maintain original upper-story windows.
5. Preserve the pattern created by entrances.
6. Preserve original door proportions.
7. Preserve the original dimensions of window and door frames.
8. Avoid concealing original facade materials.
9. Replace decoration where it is known to have existed, if feasible.
10. Contemporary interpretation of the historic storefront design may be appropriate where the original is lost.
11. Trim materials should be subordinate to the major facade materials.
12. Preserve the proportions of original window panes.
13. External light fixtures should be simple in design.

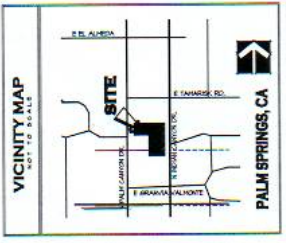


Alcazar Group, Inc.
 10000 W. CENTRAL EXPRESSWAY
 SUITE 1000
 PALM SPRINGS, CA 92262
 TEL: 760.328.1100
 FAX: 760.328.1101
 WWW.ALCAZARGROUP.COM

**A RESORT STYLE HOTEL FOR
 ALCAZAR LOTS EXPANSION**
 750 N. PALM CANYON RD., PALM SPRINGS, CA 92262

REVISION | BY

SHEET TITLE:
**DETAILED
 SITE**

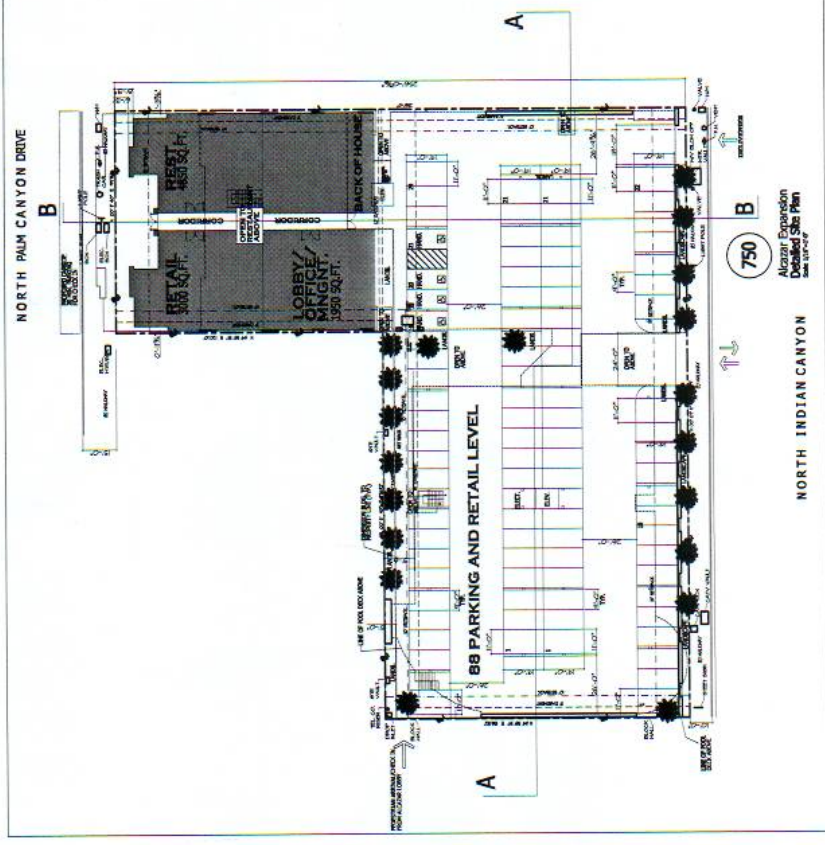


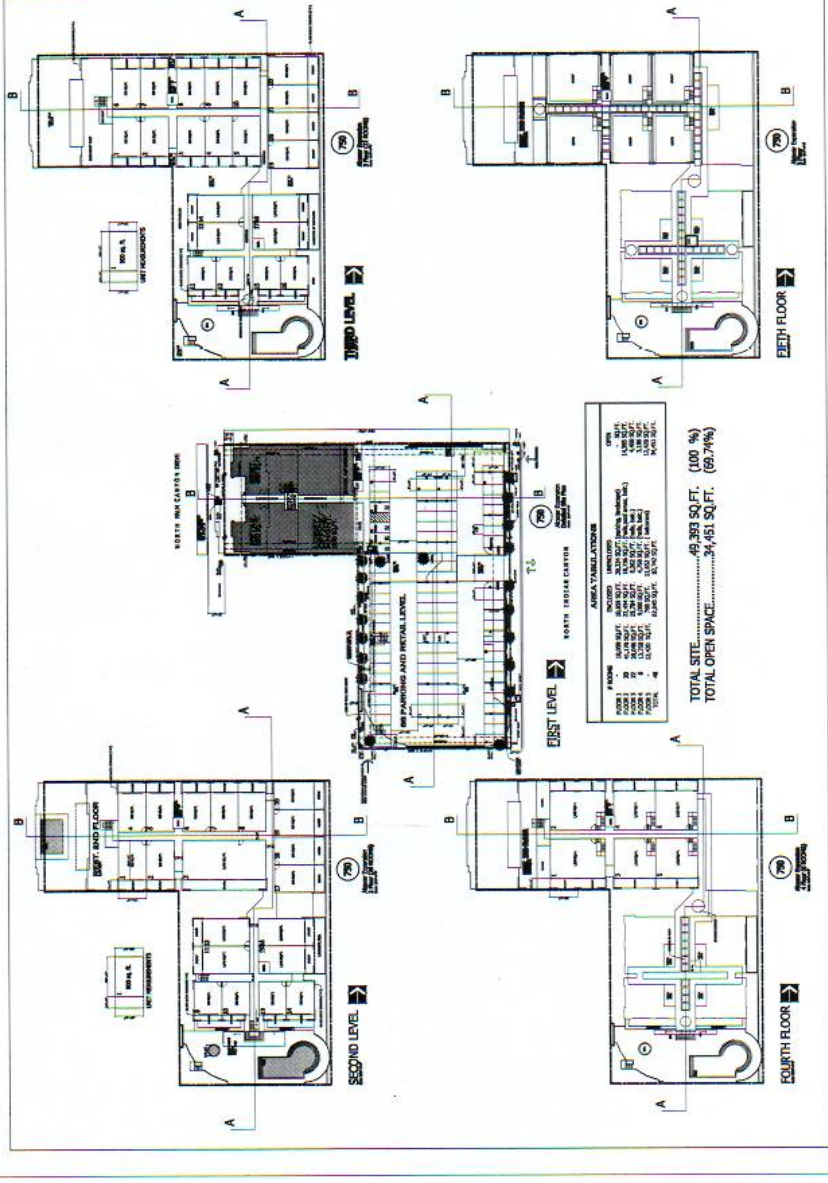
AREA TABULATIONS

LOT SIZE	49,380 SQ. FT.
PARKING	32,582 SQ. FT.
LANDSCAPE AREA	6,372 SQ. FT.
RETAIL	2,420 SQ. FT.
RESTAURANT (at first floor)	5,389 SQ. FT.
RESTAURANT (at first floor and second floor)	2,250 SQ. FT.
BUILDING AREA (at first floor)	41,170 SQ. FT.
BUILDING AREA (at second floor)	28,046 SQ. FT.
BUILDING AREA (at third floor)	13,758 SQ. FT.
BUILDING AREA (at fourth floor)	

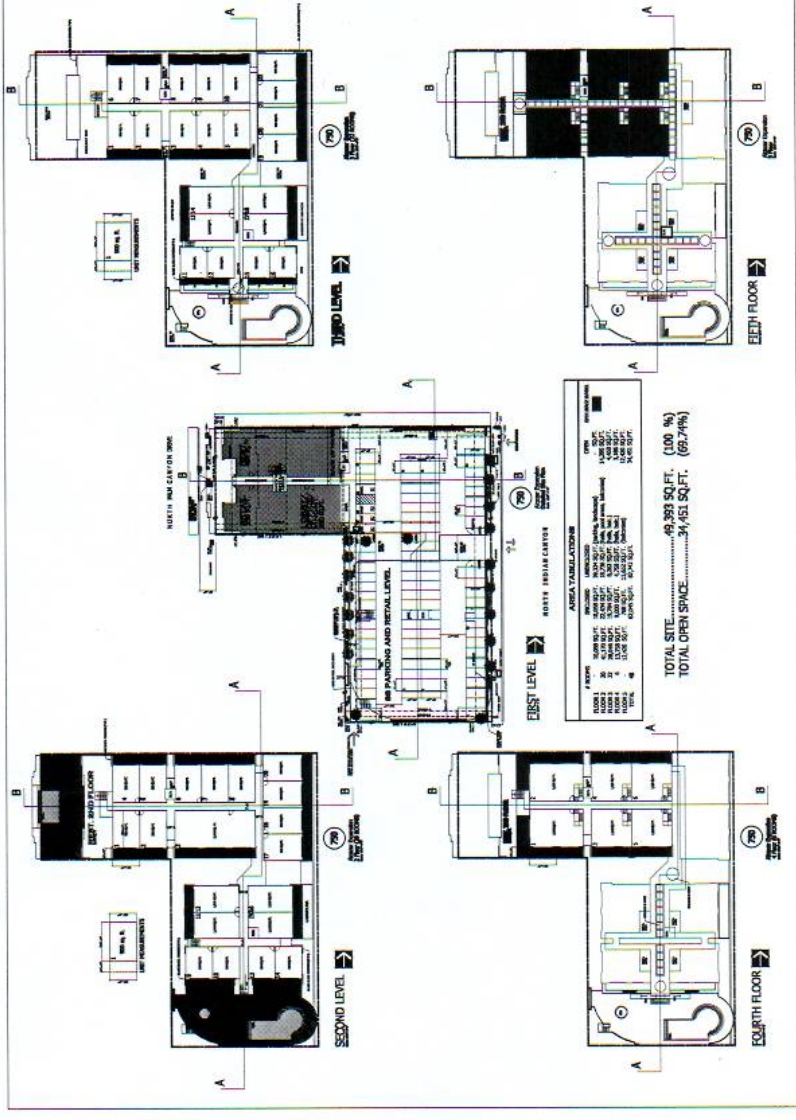
GENERAL INFORMATION

APN:	700-303-010
ZONE:	R3(2)
HOTEL ROOMS	50/50/ 50 FT.
RETAIL/RESTAURANT	10,024/ 50 FT.
PUBLIC SPACES	750/ 50 FT.
TOTAL	62,046/ 50 FT.
SITE SQUARE FOOTAGE	49,380/ 50 FT.
SITE COVERAGE	50 FT.





**A RESORT STYLE HOTEL FOR
ALCAZAR LOFTS EXPANSION**
750 N. PALM CANYON RD., PALM SPRINGS, CA 92262



A.3

GLS

750 N. PALM CANYON RD., PALM SPRINGS, CA 92262

ALCAZAR LOFTS EXPANSION

A RESORT STYLE HOTEL FOR

750 N. PALM CANYON RD., PALM SPRINGS, CA 92262

ALCAZAR LOFTS EXPANSION

A RESORT STYLE HOTEL FOR

750 N. PALM CANYON RD., PALM SPRINGS, CA 92262

ALCAZAR LOFTS EXPANSION

A RESORT STYLE HOTEL FOR

750 N. PALM CANYON RD., PALM SPRINGS, CA 92262

ALCAZAR LOFTS EXPANSION

A RESORT STYLE HOTEL FOR

750 N. PALM CANYON RD., PALM SPRINGS, CA 92262

ALCAZAR LOFTS EXPANSION

A RESORT STYLE HOTEL FOR

750 N. PALM CANYON RD., PALM SPRINGS, CA 92262

ALCAZAR LOFTS EXPANSION

A RESORT STYLE HOTEL FOR

750 N. PALM CANYON RD., PALM SPRINGS, CA 92262

ALCAZAR LOFTS EXPANSION

A RESORT STYLE HOTEL FOR

750 N. PALM CANYON RD., PALM SPRINGS, CA 92262

ALCAZAR LOFTS EXPANSION

A RESORT STYLE HOTEL FOR

750 N. PALM CANYON RD., PALM SPRINGS, CA 92262

ALCAZAR LOFTS EXPANSION

A RESORT STYLE HOTEL FOR

750 N. PALM CANYON RD., PALM SPRINGS, CA 92262

ALCAZAR LOFTS EXPANSION



Architectural Firm
 750 N. PALM CANYON RD., PALM SPRINGS, CA 92262
 760.325.1234
 www.gsl.com

**A RESORT STYLE HOTEL FOR
 ALCAZAR LOFT'S EXPANSION**

750 N. PALM CANYON RD., PALM SPRINGS, CA 92262

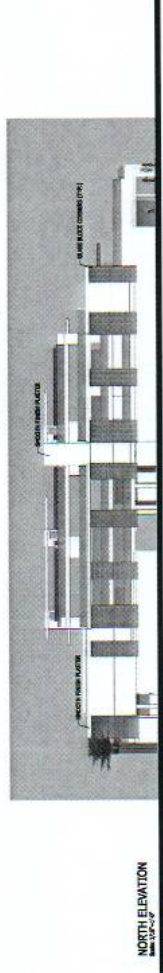
ELEVATIONS

SHEET TITLE	DATE
ELEVATIONS	11/11/11
REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT

A.5



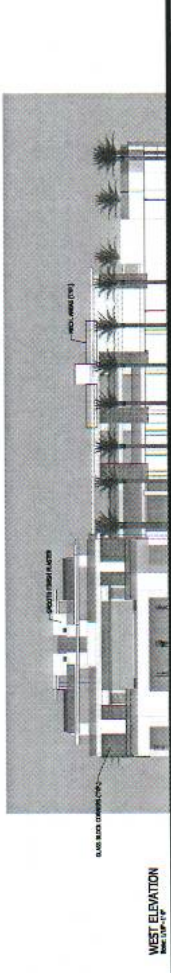
EAST ELEVATION
 11/11/11



NORTH ELEVATION
 11/11/11



SOUTH ELEVATION
 11/11/11



WEST ELEVATION
 11/11/11







