

DRAFT

CITY OF PALM SPRINGS, CALIFORNIA
HISTORIC SITE PRESERVATION BOARD

Meeting Minutes

Tuesday, October 9, 2012

Large Conference Room, City Hall

3200 East Tahquitz Canyon Way, Palm Springs, California 92262

BOARD MEMBERS:	Present This Meeting:	Present FY Year-to-Date:	FY: 2012 / 2013 Excused Absences:
Thomas DeLeeuw, Chair	X	4	
Sheila Grattan, Vice Chair	X	4	
John Gilmer	X	4	
Lee Glenn	X	2	2
Patrick McGrew	X	4	
Roxann Ploss	X	4	

Staff Representatives:

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

Ken Lyon, Associate Planner
Glenn Mlaker, Assistant Planner

1. CALL TO ORDER: Chair DeLeeuw called the meeting to order at 8:15 a.m.
2. ROLL CALL: Present: Ploss, McGrew, Glenn, Vice-chair Grattan, Chair DeLeeuw
Absent: none (Board member Gilmer arrived at 8:19 a.m.)
3. POSTING OF AGENDA: The Agenda was available for public access at the City Hall exterior bulletin board (west side of Council Chamber), City Clerk’s office and Planning Services’ counter on or before 4:00 p.m. on Wednesday, October 3, 2012.
4. PUBLIC COMMENTS:

Ron Marshall, Palm Spring Preservation Foundation, encouraged the Board to move forward with the JW Robinsons building designation application, notwithstanding the lack of owner support.
5. APPROVAL OF THE MINUTES: none.
6. PUBLIC HEARING:

6A. Case PA 12-003 - A pre-application by Pacifica Colony Palms Lofts LLC, for a proposed 62,000 square foot, five story, 48-room hotel with accessory restaurant, retail, and spa uses on a 1.13 acre parcel at 750 North Palm Canyon Drive. Zone C-1 / R-3, Las Palmas Historic District, Resort Combining Zone, Section 10.

Associate Planner Ken Lyon presented the staff report. The Board asked about:

- The design and purpose of the screen wall fronting Indian Canyon,
- Conformity of the project with the Las Palmas Business Historic District,
- Adequate calculation and depiction of building height,
- Relationship of building to adjacent properties and neighborhood
- Setbacks overhangs into street right-of-way,
- Total building square footage vs sum of individual rooms / spaces, and
- Adequacy of parking for all uses.

The Chair opened the public hearing. Hugh Gaspar, applicant's representative described the project site, surrounding conditions and other issues affecting the design. Ron Marshall stated that the project does not conform to the Guidelines of the Historic District and is out of scale with the surrounding area. Sarah Frith stated that the project is out of scale and not in keeping with the character of the neighborhood.

The Chair closed the public hearing and there were no further Board comments.

7. CERTIFICATE OF APPROVAL REQUEST(S):

- 7A. Case 3.1098 MAA / HSPB #22 La Plaza – An application by Plaza Investments for a certificate of approval for the addition of two new exterior doors at tenant spaces 160 A & B South Palm Canyon Drive, Zone CBD, Section 15.

Assistant Planner Glenn Mlaker presented the staff report. The Chair invited the applicant to speak. David Christian representing the applicant described the project, including:

- The tenant history of the subject part of the building,
- Prior changes to the tenant entries proposed to be modified,
- Project modifications and how the specific designs were selected

The Board asked about:

- Removal of the mansard-roofed display window element,
- The status and condition of certain existing entry elements
- Options for entry details

The Board discussed:

- The use of frameless glass for the entry door up to the arch,
- Removal of the sill in the archway,
- The project's compliance with the Secretary of Interior's standards,
- Restoration / rehabilitation options for entries, the façade and overall site,
- Future signage for the proposed tenants.

Motion by Gilmer; second by Grattan; vote 5-1 (McGrew opposed) To approve the project, as submitted, with frameless glass in both doors and to the top of the rounded archway, if possible.

The Board and applicant discussed the need for an overall design plan for the site.

8. OTHER BUSINESS

- 8A. Case 3.1198 MAA / HSPB #27 El Paseo Building – Staff memo regarding HSPB imposed conditions of approval for exterior changes associated with Workshop Kitchen and Bar located at 800 North Palm Canyon Drive, Zone C-1.

Assistant Planner Glenn Mlaker presented the staff memo. The Board had no comments.

- 8B. Case HSPB 83 – A request to consider designation of the property known as The Alley, previously the JW Robinson Department Store, as a Class 1 Historic Site located at 333-343 S. Palm Canyon Drive; Zone C-B-D, Section 15.

Director Ewing presented the staff memo. Will Marek, property owner, expressed his concern that historic designation would harm his property's value and therefore opposed the designation. The Board discussed:

- The potential for a historic designation to enhance property values,
- The potential for tax credits under the Mills Act,
- Positive publicity associated with historic designation in Palm Springs
- The property's location across from the Santa Fe Federal Savings building,
- Limiting the designation to the original 1958 construction.

The Chair invited any public comments. Ron Marshall expressed support for the designation's positive effect on property values and for the Mills Act's potential benefits. He also stated his support for historic designation of the property.

The Board discussed:

- Alternative Statements of Historic Significance
- Shopping during the mid-century era in Palm Springs
- Contents of a sufficient statement
- Additional information on the design firm
- Outreach opportunities for future applications

9. COMMITTEE REPORTS AND SPECIAL PROJECTS:

- 9.A Las Palmas Business Historic District Committee - Update

Board member McGrew presented information on the JW Robinsons building and the Ambassador Apartments to demonstrate how additions can be attached to an original building. He also showed historic photos of the District showing Francis Stevens School and of the water department building.

- 9.B Public Outreach Committee – Update

No report.

10. STAFF & OTHER REPORTS:

Director Ewing noted that David Christian had begun a study of a proposed sign program for La Plaza, but there has been no recent communications.

11. BOARD MEMBER COMMENTS:

Board member McGrew noted that he had been contacted by Jade Nelson who is interested in preparing a nomination for the Orbit Inn; he noted that there is new interest in preserving the Town & Country center; and he has been studying proposed legislative changes to CEQA. He suggested that a workshop on CEQA might be worthwhile, and also noted an application has been submitted for the James Logan Abernathy House.

Board member Ploss asked about the regulations regarding Board review of proposed demolitions, and expressed her desire to expand the existing business historic district, as well as to establish new residential and business historic districts.

12. ADJOURNMENT: Motion by Grattan; second by Gilmer; vote 6-0 To adjourn the Historic Site Preservation Board Meeting at 10:23 a.m. to its regularly scheduled meeting on Tuesday, November 13, 2012 at 8:15 a.m., in the Large Conference Room at City Hall.

Craig A. Ewing, AICP
Director of Planning Services