CITY OF PALM SPRINGS
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CALIFORNIA

Historic Site Preservation Board Staff Report

Date:	January 8, 2013
Case No.:	HSPB # 42
Application Type:	Certificate of Approval
Location:	3165 Sunnyview Drive
Applicant:	HelioPower
Zone:	R-1-C (Single-family Residential)
General Plan:	Very Low Density Residential (VLDR)
APN:	501-031-015
From:	David A. Newell, Associate Planner

PROJECT DESCRIPTION

The request by HelioPower is for a certificate of approval to install (28) photovoltaic (PV) panels on the rooftop of the existing single-family residence designed by Don Wexler and designated as a Class 1 historic property. The request includes the installation of associated conduit and equipment on the building.

RECOMMENDATION

That the Historic Site Preservation Board approve a certificate of approval for the solar panel system.

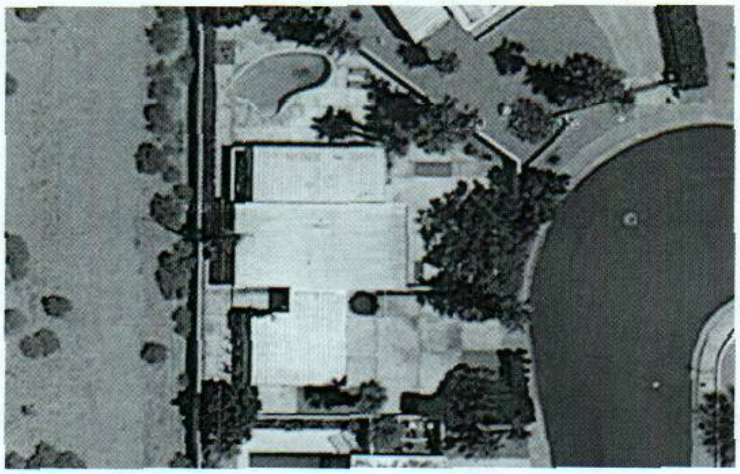
PRIOR ACTIONS TAKEN ON THE PROJECT

On May 2, 2001, City Council adopted Resolution No. 20036, designating the seven "Wexler Steel Homes" as Class 1 historic sites (#42), including 3165 Sunnyview Drive.

BACKGROUND AND SETTING

The subject property was developed as one of seven model homes in the early 1960s as a collaborative effort between Architect Donald Wexler and U.S. Steel to demonstrate nontraditional use of light gauge steel in the construction of single-family residences. The homes were built by the Alexander Company and embody many elements of midcentury modern architecture.

The subject residence is approximately 1,400 square feet in size and was built with a flat and an elevated flat metal seam roof. The residence consists of two bedrooms and two bathrooms.



DESCRIPTION AND ANALYSIS

The property owner has hired HelioPower to install a solar panel system on the elevated roof portion in the center of the building. A total of twenty-eight panels are proposed to be mounted flat (zero degrees tilt) in a cluster layout. The panels will be mounted to support channels which are attached to the roof via brackets bolted to the roof and sealed. The panels will be approximately six inches above the roof surface to the underside of the panels and no higher than eight inches above the surface.

Conduit will be installed on the easterly side of the panels and run north to the service panel on side of the residence and south to the inverter and monitoring meter inside the storage closet next to the carport. The conduit will penetrate the roof at these two locations. The existing service panel will be upgraded as a part of project.

REQUIRED FINDINGS

Definition of an Historic Site.
Section 8.05.020 of the Municipal Code provides the definition of an historic site as follows;

(a) Historic Site.
An historic site is any real property such as: a building; a structure, including but not limited to archways, tiled areas and similar architectural elements; an archaeological excavation or object that is unique or significant because of its location, design, setting, materials, workmanship or aesthetic effect and:

That is associated with events that have made a meaningful contribution to the nation, state or community; or

1. *That is associated with lives of persons who made meaningful contribution to national, state or local history; or*
2. *That reflects or exemplifies a particular period of the national, state or local history; or*
3. *That embodies the distinctive characteristics of a type, period or method of construction; or*
4. *That presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value; or*
5. *That represents a significant and distinguishable entity whose components may lack individual distinction; or*
6. *That has yielded or may be likely to yield information important to national, state or local history or prehistory.*

Staff has evaluated this application for the proposed solar system installation at 3165 Sunnyview Drive and finds that the project will not be detrimental to the overall historic nature of the building. Those elements of the building, including roof features, fenestration, materials, stone wall, carports and color, which are defining characteristics will not be altered in any significant manner.

The roof will remain in tact and only minor penetrations will be made to attach the panels to the roof. These penetrations will be sealed to protect the structure from accelerated deterioration. All exposed conduit will be required to be painted to match the adjacent surface so as to minimize its appearance. Additionally, the solar panels could be removed in the future and not cause a loss to the site's historic character.

Staff has concluded that the solar installation and panel upgrade are minor exterior modifications and will not affect the historic designation of the site, and recommends that the HSPB issue a certificate of approval.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from environmental review per Section 15303 of the California Environmental Quality Act (CEQA) Guidelines. The proposed solar panels are considered new construction of small structures, pursuant to CEQA Guidelines.

NOTIFICATION

There are no public notification requirements for this application.

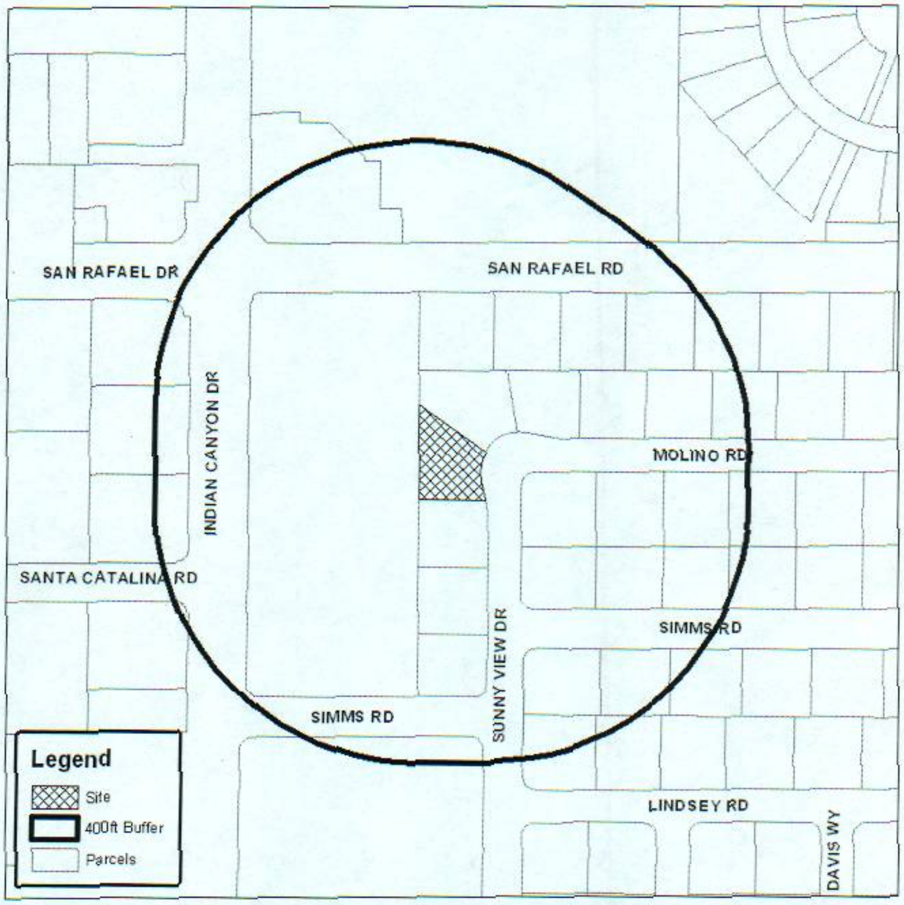
David A. Newell
Associate Planner

Craig A. Ewing, AICP
Director of Planning Services

ATTACHMENTS:

1. Vicinity Map
2. Site / roof plan
3. Mounting details
4. Existing site photographs

Department of Planning Services
Vicinity Map



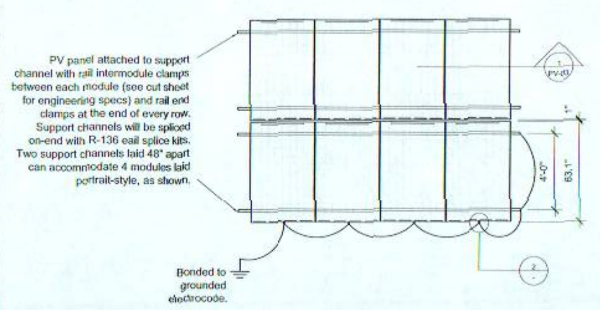
CITY OF PALM SPRINGS

CASE NO: HSPB 42

APPLICANT: HelioPower

DESCRIPTION: Application for a solar panel installation on roof of Class 1 Historic residence located at 3165 Sunnyview Drive, Zone R-1-C, Section 2, APN 501-031-015.

TOP VIEW OF PV ARRAY, TYP. OF ONE



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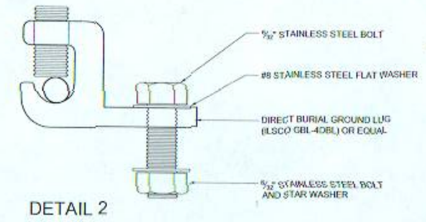
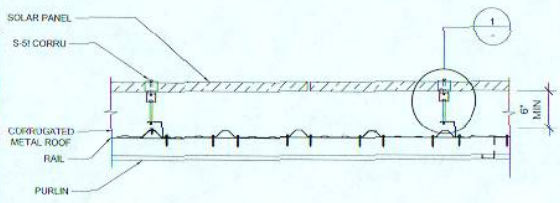
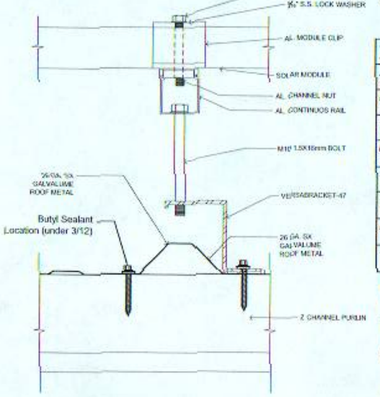
PLANNING SERVICES DEPARTMENT



DETAIL 2



SECTION 1



DETAIL 1

Roof Mount Detail

1. S-5! Racking System, or equal
2. Flush Mounted in groups of 28 Modules
3. Sized for wind loads up to 120 mph

Module Weight (lbs)	41.77
# of Modules:	28
Total Module Weight (lbs.)	1,170
Rack Weight (lbs.)	112
Total Weight:	**1,282**
# of Stand-offs:	40
Loading Per Stand-off:	**32.05**
Total Area:	**512**
Loading (PSF)	**2.50**

4. Standard wood truss construction, ---- trusses ----" O.C. to form gabled roof, sheathed with 1/2" plywood. Upper surface of plywood faced with felt paper. Finished roof surface is STANDING SEAM METAL ROOF under array.
5. Mounting system to be attached to ---- trusses at no more than 4' O.C. depending on truss location.
6. Lag bolts are to be 5/16" x 3.5" stainless steel. (See attached cut sheets)
7. Roof penetrations are sealed with Schnee-Morehead sealant and are guaranteed for ten years.

2/23/12

Revision REV_DATE	By REV #

25767 JEFFERSON AVE
Murrieta, CA 92562
P: (951)-677-7755
F: (951)-677-9559
WWW.HELIOPOWER.COM

HelioPower
Solar Solutions. Engineered.

Hollie Valtierra
Lic# C-46 #915598

6.9 kWDC Photovoltaic System

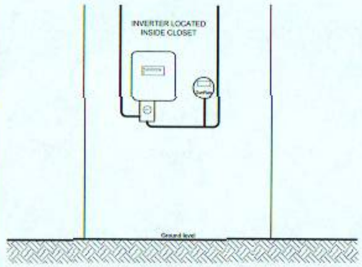
WEBSTER-KEEVE, MARY ANN & DOUG
3165 N SUUNVIEW DR.
PALM SPRINGS, CA 92270
PHONE:212-965-0668
APN:501031015

Paper size: B
Scale: NTS
Drawn: SV
Title: Mounting Detail
Project Number: 023.026
Sheet: PV-03

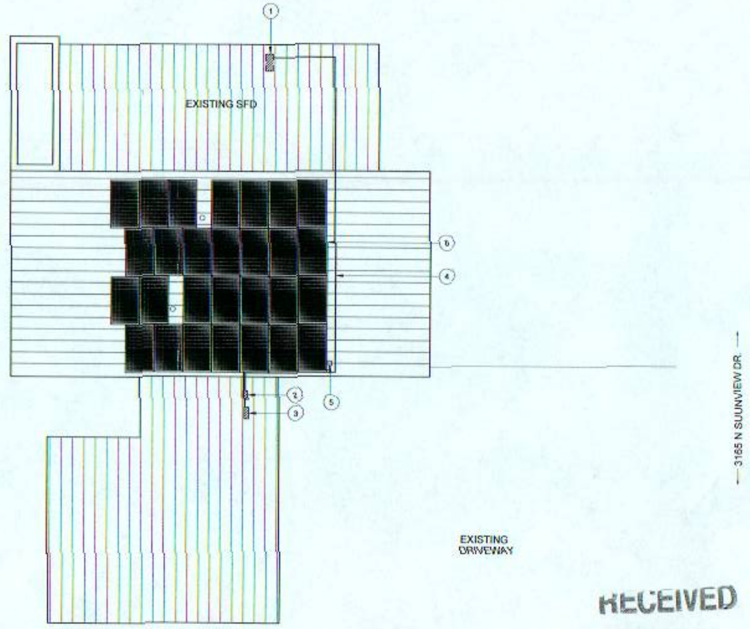
② PROPERTY PROFILE MAP
NTS

1. Proposed 125A Upgrade Service Panel.
2. Proposed Location of SunRun Monitoring Meter.
3. Proposed Location of (1) SMA SB-6000US Inverter with Integrated DC Disconnect. Located Inside Closet.
4. Proposed Location of 1" EMT Conduit.
5. Proposed Location of (1) 600V Junction Box
6. Proposed Location of (28) HANWHA HSL60P6-PA-0-245T Solar Modules Roof Mounted.

Total Area: 501 ft²



① POC ELEVATION
NTS



Solar Array occupies less than 50% of total roof space

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Revisions
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By
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WWW.HELIOPOWER.COM

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Paper size	B
Scale	1"=10'
Drawn	SV
Title	SITE PLAN
Project Number	023.026
Sheet	PV-01