



HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: April 8, 2014

SUBJECT: A CERTIFICATE OF APPROVAL REQUEST BY TRIADA HOTEL & SPA FOR A NEW MONUMENT SIGN AT THE SOUTHWEST CORNER OF THE PROPERTY LOCATED AT 640 NORTH INDIAN CANYON DRIVE, (FORMERLY KNOWN AS THE SPANISH INN), A CLASS 1 HISTORIC SITE AND CONTRIBUTING STRUCTURE WITHIN THE LAS PALMAS BUSINESS HISTORIC DISTRICT (HSPB 49)

FROM: Department of Planning Services

SUMMARY

The approval request is for a new monument sign at 640 North Indian Canyon Drive, The Triada Hotel (formerly the Spanish Inn).

RECOMMENDATION:

Approve the certificate of approval request.

ISSUES:

None.

BACKGROUND:

The Spanish Inn went through a significant renovation and restoration a few years ago. The previous owner received approval for a monument sign in this same general location, however the new owner desires a sign of a slightly different configuration.

The proposed sign is located in the southwest corner of the subject site. The specific location of the sign is in the corner visibility cutback. This "cutback" restricts the height of any structures to a maximum of not more than 30 inches. The proposed monument sign conforms to this requirement.

Pursuant to Municipal Code Section 8.05.180, *"No person may undertake any of the following within or upon a Class 1 historic site without a certificate of approval from the historic site preservation board:*

- (1) Construction of a new structure;
- (2) The moving, demolition or alteration of an existing structure in any manner which affects the exterior appearance of the structure;
- (3) A change in land use which affects the exterior appearance of a structure or the interior arrangement of public buildings;
- (4) The erection, remodeling or replacing of a sign which affects the exterior appearance of a structure."

As noted in item 2, the subject project causes an alteration of the exterior appearance of the subject Class 1 and thus a Certificate of Approval from the HSPB is required.



THE TRIADA HOTEL AND SPA
640 NORTH INDIAN CANYON DRIVE

<i>Related Relevant City Actions by Planning, Fire, Building, etc.</i>	
May 1986	City Council designated Las Palmas Business Historic District (Spanish Inn identified as a contributing structure, subject to Class 1 regulations).

<i>Neighborhood Meeting</i>	
None	

Ownership Status	
2011	Pacifica L 39 LLC

ANALYSIS:

The proposed monument sign conforms to the regulations of the Palm Springs sign ordinance. The previous owner, The Spanish Inn / Nejat Kohan received approval to place a monument sign in roughly the same location as the one proposed in this application. That sign would not work for the current owner because it was not long enough and it did not conform to the height limits for structures in the corner visibility cut back. The current sign does conform to the height limits.

The sign is composed of simple rectilinear volumes created in masonry clad in sand finish stucco. The lettering and logo on the front side of the structure will be lit from ground-mounted "landscape lighting".

Review of the proposal against the Historic Preservation Ordinance.

There are no specific findings required for Certificates of Approval, however, pursuant to Municipal Code Section 8.05.190, the Board shall consider the following in reviewing and acting upon a certificate of approval application:

- (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 main structure is recognized as a Class 1 historic site. The proposed monument sign is proposed in simple volumes in a very low, unobtrusive design. The proposed sign will be the same color as the walls of the existing hotel and will visually not adversely impact the existing historic hotel.

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

As noted above, the proposed monument sign is subtle and located away from the existing historic building. Staff believes the proposed sign relates well to the existing hotel and surrounding conditions.

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

The material and design of the monument sign is compatible with the existing hotel because it is of the same general stucco and color as the existing hotel. The low overall height respects views of the existing hotel from the public street.

(4) Archaeological or ecological significance of the area.

The proposed project does not impact any known archaeological or ecological significance of the site.

Staff believes the proposed modifications meet the guidelines for granting a certificate of approval by the HSPB.

ENVIRONMENTAL ASSESSMENT

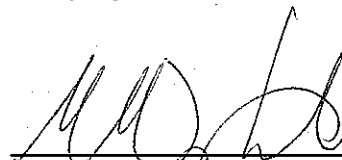
The proposed improvement is deemed a Project under the guidelines of the California Environmental Quality Act (CEQA).

CEQA allows for a Class 31 Categorical Exemption (*Historical Resource Restoration / Rehabilitation*) for projects involving maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

Consistent with the Secretary of the Interior Standards, the proposed monument sign in no way adversely impacts the existing historic resource on this site and therefore can be found to be consistent with the Secretary of the Interior Standards. Staff therefore proposes a Class 31 Categorical Exemption for the project.



Ken Lyon, RA
Associate Planner



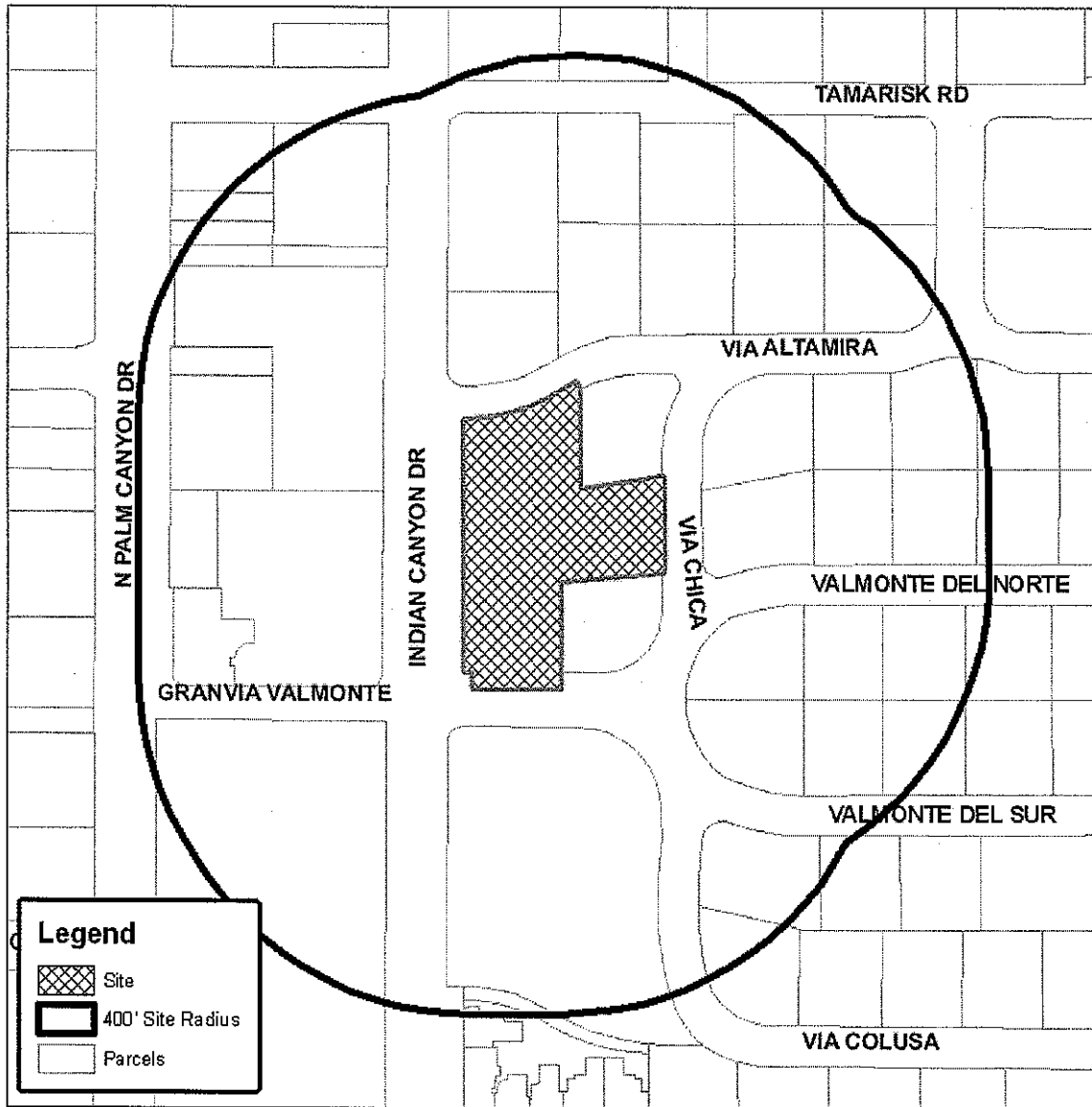
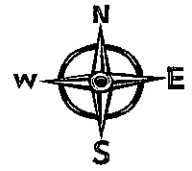
M. Margo Wheeler, AICP
Director of Planning Services

Attachments:

1. Vicinity Map.
2. Reduced Plans



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: HSPB 49 / SI 14-025

APPLICANT: Triada Hotel & Spa

DESCRIPTION: A new monument sign for the Triada Hotel & Spa located at 640 North Indian Canyon Drive (formerly known as the Spanish Inn), a Class 1 Historic Site and contributing structure within the Las Palmas Business Historic District.



CITY OF PALM SPRINGS

Department of Planning Services
3200 E. Tahquitz Canyon Way, Palm Springs, CA 92262
Tel 760-323-8245 – FAX 760-322-8360

For Staff Use Only
Case Number: _____
In-Take Planner: _____
Date: _____

SIGN PERMIT / SIGN PROGRAM PLANNING / ZONING GENERAL INFORMATION FORM

TO THE APPLICANT: Please fill out information requested below and attach the appropriate supplemental application.

Project Site Information:

Sign Address: 640 N Indian Canyon Drive, Palm Springs, CA 92262

Business Name: Triada (Formerly Known As "The Spanish Inn")

Applicant's Name: Rick Anderson / Carey Algaze, Pacifica Companies

Phone # 619-296-9000 x 178 Email: calgaze@pacificacompanies.com

APN: 507-183-007 Zone: R-3 Section/Township/Range: / /

Type of Sign:

Permanent Main <input type="checkbox"/>	Temporary / Banner <input type="checkbox"/>	Portable Open Sign <input type="checkbox"/>
For Sale / Lease Sign <input type="checkbox"/>	Subdivision <input type="checkbox"/>	(A-Frame Sign) <input type="checkbox"/>

Sign Design:

Square footage of sign: 24 sq ft ft. Number of proposed signs: One (1) Monument Sign
 Linear frontage of business: _____ ft. Color of sign: Blue, Teal, Orange, White
 Height of freestanding sign: 2 ft ft. Materials: Concrete Block, Stucco
 Number of existing signs: _____ Type of lighting: LED

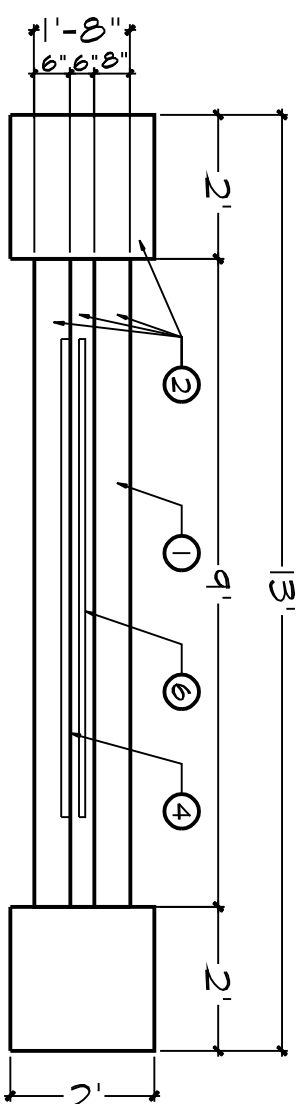
Sign Designer:

Sign Company: Motivational Systems, Inc.
 Address: 2200 Cleveland Avenue
National City, CA 91950
 Phone #: 619-474-8246 Email: mfargo@motivational.com

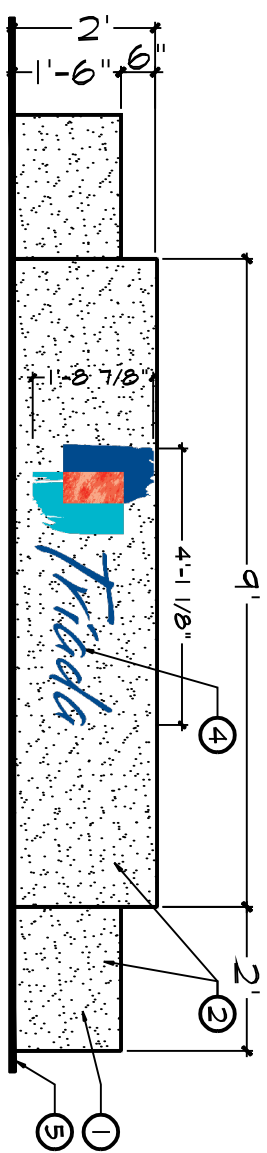
Conditions of Issuance:

1. All signs must comply with the PSZC Section 93.20.00
2. _____
3. _____
4. _____

Applicant's Signature	Planning Approval Signature	Date of Approval
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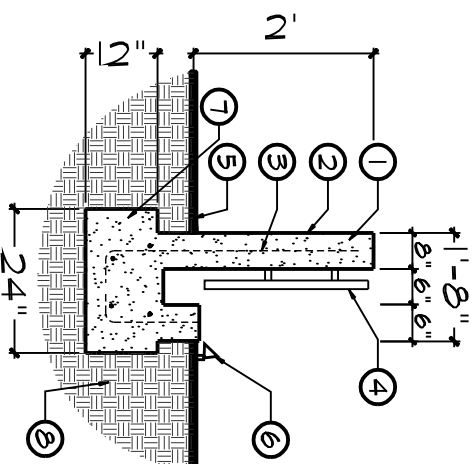


PLAN VIEW



ELEVATION

LETTERING AND LOGO SQ. FT. = 7.35 SQ. FT.
 OVERALL SIGN SQ. FT. = 24 SQ. FT INCLUDING END COLUMNS



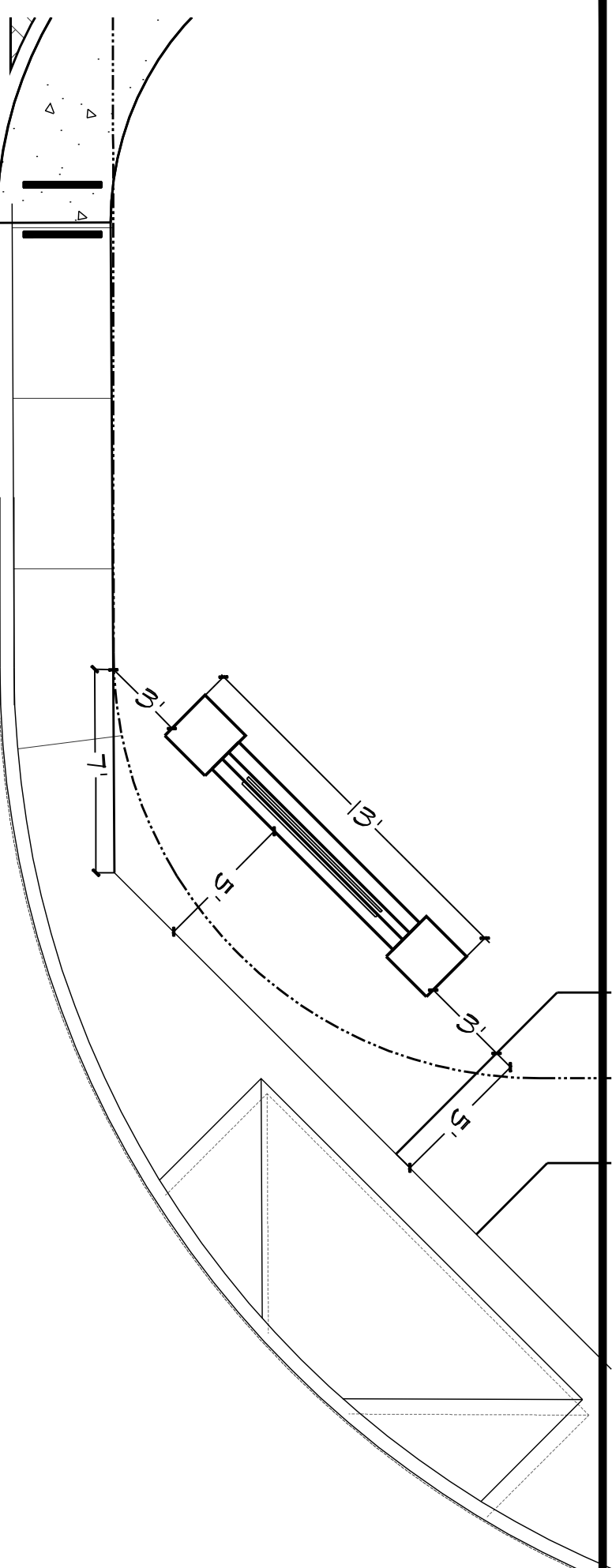
SECTION

- ① CONCRETE BLOCK
- ② SMOOTH STUCCO FINISH, COLOR TO MATCH BUILDING
- ③ STRUCTURAL REBAR
- ④ LETTER AND LOGO 1/2" ACRYLIC WITH AUTOMOTIVE PAINT AND CLEAR COAT, TO BE STUD MOUNTED
- ⑤ FINISHED GRADE
- ⑥ 3 LED LANDSCAPE SPOT LIGHTING FIXTURE
- ⑦ 12"x24" STRUCTURAL FOOTING BY CITY OF PALM SPRINGS STANDARDS
- ⑧ 95% COMPACTED SOIL

CORNER SIGN DETAIL

SCALE: 3/8" = 1'-0"

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GRAN VIA VALMONTE

INDIAN CANYON DRIVE

CORNER SIGN SITE PLAN

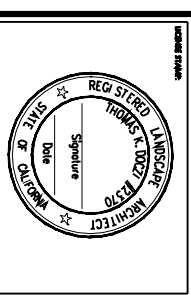
SCALE: 3/16" = 1'-0"

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T K D ASSOCIATES, INC.
 LAND PLANNING - LANDSCAPE ARCHITECTURE
 2701 SAN LEONARD DRIVE, SUITE C
 PALM SPRINGS, CALIFORNIA 92262
 PH: (951) 776-9571 FAX: (951) 776-9533

PROJECT NAME
TRIADA
 PALM SPRINGS CALIFORNIA



CONTRACT NO.
 SHEET NO.

CONSTRUCTION DETAILS

PROJECT NUMBER
787

REVISIONS		
NO	DATE	BY

DATE: 4-3-14
 DESIGNED FOR:
 PROJECTING DATE:
 DRAWN BY:
 CHECKED BY:
 FILE NUMBER:

SHEET NO:
 TOTAL SHEETS
LC-4