



HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: May 13, 2014

NEW BUSINESS

SUBJECT: A CERTIFICATE OF APPROVAL APPLICATION BY PACIFICA L 39, LLC, FOR APPROVAL OF A PROPOSED ENTRY PORTICO TRELLIS STRUCTURE, SIGN, AND SCREEN WALLS AT THE MAIN ENTRANCE OF THE TRIADA HOTEL & SPA (FORMERLY THE SPANISH INN) A CONTRIBUTING STRUCTURE SUBJECT TO CLASS 1 REGULATIONS IN THE LAS PALMAS BUSINESS HISTORIC DISTRICT (HD-1) LOCATED AT 640 NORTH INDIAN CANYON DRIVE. (CASE 5.1049 MAA, HSPB 49) (KL)

FROM: Department of Planning Services

SUMMARY

The proposed project at the Triada Hotel & Spa is comprised of three parts:

1. An arched trellis entry portico with a curved stone veneer masonry wall along Indian Canyon Drive.
2. A screen wall at an existing arched entry porch for privacy and security.
3. A second main sign at the main entry to the hotel.

The project is subject to Architectural Review pursuant PSZC 94.04 and review by the Historic Site Preservation Board pursuant to PSMC 8.05.180 (Certificate of Approval).

RECOMMENDATION: Recommend approval by the Historic Site Preservation Board with the following conditions:

1. The masonry wall at the west side of the portico structure shall not exceed 4.5 feet in height.
2. An application for an Encroachment Permit must be made between the Owner and the City of Palm Springs pursuant to PSMC Chapter 14.16.
3. Integrate a solid cover or roof element on the trellis to provide shade and protection from rain.
4. Reinstall the ornamental iron in front of the proposed blind arcade for decorative purposes.
5. Delete the proposed fan-lite windows in the blind arcade as not in keeping with the architecture of the historic hotel.
6. Integrate landscape at the proposed portico consistent in species, size, etc. to that of the existing landscape at the Triada Hotel.

ISSUES:

- The Triada Hotel & Spa (formerly The Spanish Inn) is a contributing structure in the Las Palmas Business Historic District and thus modifications to the exterior require a certificate of approval from the HSPB.
- Pursuant to PSZC 93.04.00.F.5, porticos and entry features may project into a required front yard setback.
- The proposed second sign is permissible under the sign ordinance 93.20.06.A.1.

BACKGROUND:

The Triada Hotel & Spa is a small older hotel located in the Las Palmas Business Historic District. The hotel had its beginnings in 1938 when Mr. David Margolas constructed a modest Spanish Colonial Revival home for himself in a neighborhood that later became known as the Movie Colony. The Movie Colony is an area of exclusive private homes, many of which were owned by celebrities from the movie industry in Hollywood. Recognizing the growing tourist trade in Palm Springs, he soon added rooms to the home and opened for business as The Ambassador Hotel. In the 1970's the hotel was purchased by actor Alan Ladd and its name changed to "*Alan Ladd's Spanish Inn*" (later simply called "*The Spanish Inn*"). Ladd's career included work as both a movie actor and producer of many western films and film noirs. The hotel changed hands several times before closing in the mid 1990's.

The Spanish Inn underwent a multi-year renovation and expansion beginning in the 1990's and continuing through the early 2000's. Currently the property is comprised of three buildings: Building A, which consists of the original Margolas home and hotel rooms at the southwest corner of Indian Canyon Drive and Granvia Valmonte. Building B, a two-story wing comprised mostly of hotel rooms built in the 1940s and 1950's, located along Indian Canyon Drive and Via Alta Mira. Building C was originally constructed as condominiums in the mid 2000's. These condo units were subdivided and converted in 2010 to hotel rooms.

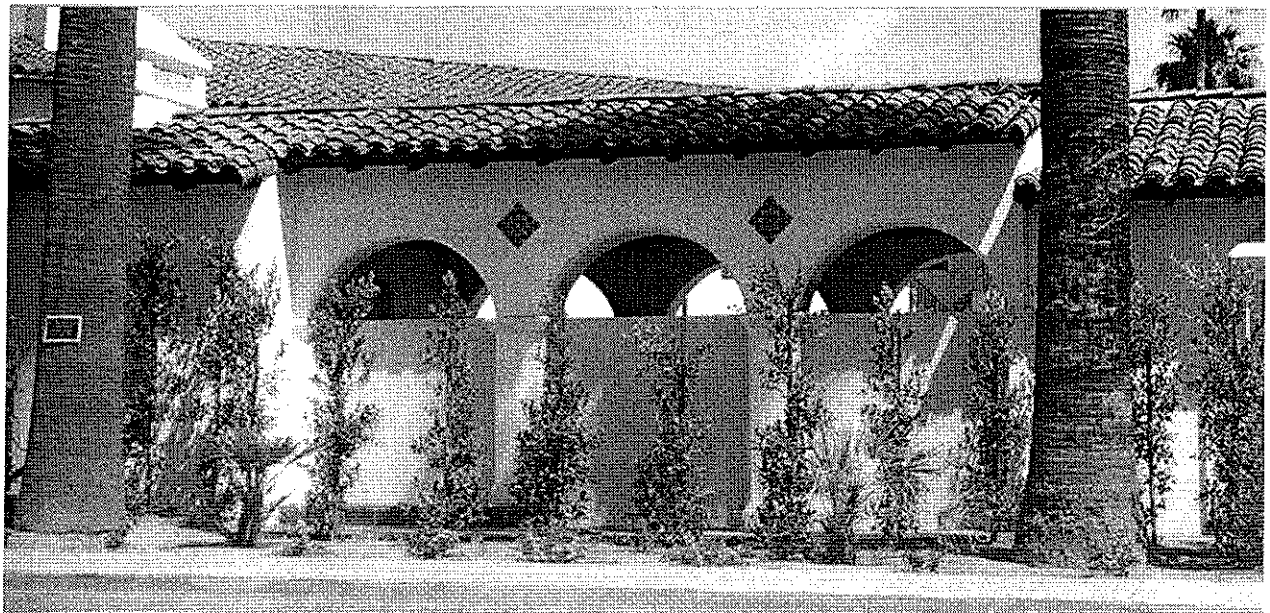
The property was recently purchased by the current owner who is re-branding the property as "*The Triada Hotel & Spa*", a member of the Marriot Autograph Series of boutique hotels.

Proposed Entry Portico. The hotel's current owner wishes to add the proposed entry portico and trellis as a means of calling visual attention to the main entry to the hotel. The portico trellis is proposed to be constructed of steel and masonry in a low, wide arch. The portico is roughly twenty feet long and 16 feet in width. It is just under 12 feet in height at the top of the trellis arch and roughly 8 feet in height at the sides. A ledgestone-clad curved masonry wall and bench, six feet in height is proposed at the street-front side of the portico. The applicant envisions hotel patrons waiting behind this wall for the valet to bring their car around. The proposed wall is roughly 4'-6" back from the front property line and roughly ten feet back from the curb along Indian Canyon Drive and fifty feet (50) from the intersection with Via Alta Mira. The columns supporting the trellis are roughly six feet back from the front property line.

Proposed Privacy Wall. In addition to the proposed portico, the applicant desires to increase privacy and security to the courtyard and pool area by placing a simple stucco-clad partition wall behind the arched entry arcade along Indian Canyon Drive. The existing 3-part arched arcade would remain as is, and the proposed privacy partition would be located just behind the arches to create a blind arcade.



EXISTING ARCHED ARCADE PORCH ALONG INDIAN CANYON DRIVE



PROPOSED "BLIND ARCADE" ALONG ARCHED ARCADE PORCH

Proposed Second Main Sign. The applicant has included a request for approval of a second main sign to be located in the upper gable over the main hotel entry, above the proposed portico trellis.



PROPOSED SECOND MAIN SIGN ON GABLE ABOVE MAIN ENTRY.

Most Recent Change of Ownership

2011	Purchase by current owner
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Related Relevant City Actions by Planning, Fire, Building, etc...

May 7, 1986	City Council designated the Las Palmas Business Historic District (The Spanish Inn is listed as a contributing structure).
July 13, 2005	On July 13, 2005, the Planning Commission approved Case 5.1049 CUP and TTM 31104 subject to conditions of approval. The project consisted of renovation of the existing Spanish Inn and construction of a new structure on the eastern portion of the site for subterranean off-street parking and residential condominiums. The project was approved with eighteen (18) hotel rooms and twenty (20) residential condominiums. It included landscaping, a swimming pool and spa area, hotel lobby, snack bar, and 58 off-street parking spaces. A condition of approval included construction of the Movie Colony Traffic Calming Project and payment of a proportional share of the costs of that project.
September 7, 2005	City Council approved Tentative Tract Map 31104 for condominium purposes for Case 5.1049 CUP
February 13, 2007	City Council approved Final Tract Map 31104
June 25, 2007	Staff approved a minor change increasing the maximum of hotel units on the site from 18 to 24, and the relocation of two existing units adjacent to the lobby to the second floor of Building A.
October 24, 2007	Planning Commission approved a time extension for Case 5.1049 CUP.
December 19, 2007	City Council approved the time extension for Tract Map 33104 related to Case 5.1049.
May 12, 2008	Staff approved a minor change to the CUP for the addition of a 222-foot long vehicular drop-off lane along North Indian Canyon Drive.
April 8, 2009	Planning Commission approved an amendment to the CUP to add a small restaurant as an accessory use for hotel guests and minor physical reconfiguration of portions of Building A.
February 10, 2010	Planning Commission approved an amendment to the CUP changing the project mix from 24 hotel rooms and 20 condominiums to 58 hotel rooms
April 8, 2014	HSPB approved certificate of approval for a monument sign at Indian Canyon & Granvia Valmonte.
May 12, 2014	AAC review of the proposed project (actions will be reported at the HSPB meeting)

Neighborhood Meeting

None

ANALYSIS:

Entry Portico. Pursuant to PSZC 93.01.00, "...Marquees, porte-cocheres or other similar features, may extend to the street property line in residential zones (except for the R-1 and R-G-A zones).... Such features shall be located not less than twelve (12) feet from any interior side or rear property line and not less than thirty (30) feet from the intersection or extended intersection of property lines at a street corner. Columns supporting such features shall be located not less than five (5) feet from any property line, except where no yard is required in the zone; columns shall not be located within any public right-of-way. Marquees shall not be less than eight (8) feet in height".

The proposed portico trellis conforms to the requirements of the zoning code in this regard.

Second Main Sign. Pursuant to PSZC Section 93.20.06.A.1, hotels may have a second main sign as follows:

One (1) additional sign may be permitted if the street frontage is greater than, and the signs are separated by a distance of no less than, one hundred seventy (170) feet; if multiple signs are allowed, they shall be located at street intersections or access drives.

The proposed second main sign is complementary and consistent with the main sign at the southwest corner of the site. It is located more than 170 feet from the other main sign. It is located at the valet drop off lane (access drive) and adjacent to the corner of North Indian Canyon Drive and Via Alta Mira. The proposed sign conforms to the requirements set forth above.

Architectural Review Guidelines.

The project is subject to architectural review pursuant Zoning Code Section 94.04.00 as follows:

Planning Commission Architectural Advisory Committee Review Guidelines.

The planning commission architectural advisory committee shall examine the material submitted with the architectural approval application and specific aspects of design shall be examined to determine whether the proposed development will provide desirable environment for its occupants as well as being compatible with the character of adjacent and surrounding developments, and whether aesthetically it is of good composition, materials, textures and colors. Conformance will be evaluated, based on consideration of the following:

	Guideline:	Conforms	Staff Evaluation:
1	Does the proposed development provide a desirable environment for its occupants?	Partially	<p>1. Portico Trellis: The proposed entry portico provides a prominent architectural element that draws attention to the main entry of the Triada Hotel. As a trellis, it provides no effective shade or protection from sun or rain.</p> <p>2. Wall at Portico: The wall at the portico trellis provides a seated waiting area at the valet station; the zoning code requires it to be reduced in height from 6 feet to 4.5 feet.</p> <p>3. Blind Arcade at arched entry: The proposed wall at the arched entry along the Indian Canyon Drive frontage provides security and privacy for hotel guests in the courtyard.</p> <p>4. The proposed second main sign aids in directing visitors to the main entry.</p>
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Partially	<p>1. The portico is proposed with white precast Doric columns that support a painted dark brown steel trellis structure. Doric style columns were added to the main building with the 2005 addition of the tower element. The wide flat arch of the trellis, however has no precedent in architecture of the existing hotel building. The existing entry door behind the proposed trellis is set in a Serliana or Palladian-type arched opening. The proposed trellis is also not consistent with this entry feature.</p> <p>2. Wall at portico: The proposed ledgestone wall is similar to existing walls enclosing the air conditioning condensing units, however they are shorter in height, less obtrusive and screened behind landscaping. Staff has conditioned the wall to conform with the maximum allowable height for this location.</p> <p>3. Blind Arcade: The proposed wall at the archway is compatible with the character of the existing hotel. A condition of approval is included to reinstall the ornamental iron to further enhance the appearance of this privacy wall.</p> <p>4. The proposed second main sign is compatible with the character of the hotel.</p>
3	Is the proposed development of good composition, materials, textures, and colors?	Partially	<p>1. Portico Trellis. The materials textures and colors proposed are compatible with the existing historic hotel, however the composition of the wide, flat trellis arch does not integrate well with the architecture of the existing hotel, nor does it provide shelter from intense summer sun and rain.</p> <p>2. Wall at portico: The materials are appropriate for this wall, however staff has conditioned it to be 4.5 feet in conformance with the Zoning Code.</p> <p>3. Blind Arcade: The proposed wall is of good materials and is proposed to match the color and texture/finish of the adjacent stucco of the hotel. The proposed fan-arch window at the top of the blind arcade wall does not relate well with the existing Spanish Colonial Revival architecture of the hotel.</p> <p>4. The proposed second main sign is of good material, composition and color.</p>

4	Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas	Yes	<p>1. The proposed portico trellis is effective in visually defining the main entry to the hotel. The trellis is self-supporting and not physically attached to or impacting the existing structure. The existing site layout defines and effectively separates pedestrian and vehicular areas.</p> <p>2. Wall at portico: The proposed wall tends to be somewhat of a visual barrier obscuring the direct line of sight from the street to the main entry.</p> <p>3. The blind arcade: The proposed wall at the arched entry is necessary for privacy and security and as detailed, does not diminish the integrity of the site because it can be removed without damage or impact to the existing hotel.</p>
5	Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted	Partially	<p>1. Portico trellis and wall: As noted above, the proposed portico trellis and wall generally relate to the existing building and help in visually demarking the hotel entrance, however architecturally, its detailing is less than successful in its integration with the architecture of the existing hotel.</p> <p>2. The blind arcade is harmonious with the existing architecture of the hotel.</p> <p>3. The proposed second main sign helps direct guests to the main lobby and check-in. Its style is consistent and complementary with the previously approved main sign at the southwest corner of the site.</p>
6	Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment	Partially	<p>1. Entry Portico: Pursuant to PSZC 93.01.00 porte-cocheres and similar structures are permitted in the front yard setback of a multi-family residential zone. Pursuant to PSZC 93.02.00 walls in front yards of multi-family residential zones may not exceed 4.5 feet unless located at least 15 feet away from the front property line. The masonry wall at the entry portico trellis is proposed at 6 feet, but staff has conditioned it to not exceed 4.5 feet which is the maximum allowed in this location.</p> <p>2. The blind arcade provides effective privacy and security for the hotel guests.</p>
7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	The design, materials and colors are sympathetic with the desert surroundings.
8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Yes	The materials, colors and composition is in harmony with the existing hotel except that the flat arch of the trellis does not relate correctly to the full, half circle arches found in the existing architecture throughout the site.
9	Consistency of composition and treatment	Yes	Materials and composition is consistent except as noted above.
10	Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials	Yes	Landscape material is consistent and integrated with the previously approved landscape plan for this parcel.

REQUIRED FINDINGS:

Pursuant to Municipal Code Section 8.05.190, the Board shall consider the following factors in reviewing and acting upon each 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 project proposes a new entry portico trellis, masonry wall, second main sign, and closure of an arched entry porch into a blind arched arcade. As noted above, the proposed portico trellis does not attach to the existing building. The portico trellis structure proposes Doric columns consistent with those on the existing building entry. The wide, low arch of the trellis, however, does not seem to relate to the full half-round arches found throughout the site. The masonry wall is proposed in a ledgerstone veneer that is consistent with the mechanical equipment enclosures also located along this street frontage. The proposed wall at the arched entry porch will provide privacy and security for hotel guests while still retaining the archways. Staff has included a recommended condition of approval to reinstall the ornamental ironwork in front of the blind arcade to add visual richness to that element of the building.

- (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 portico trellis, second main sign, and blind arcade wall at the covered arched entry porch are sympathetic and sensitive to the architecture and defining historic characteristics of the existing buildings.

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

The portico trellis, wall, second main sign, and the wall at the arched entry porch are generally compatible with the existing architecture of the historic site. None of the elements proposed impair the integrity or historic significance of the site. All elements could be removed at some later time without damage to the fabric or historic significance of the site.

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

There is no known archaeological or ecological significance to the subject site.

ENVIRONMENTAL ASSESSMENT

The proposed portico trellis, screen wall and second main sign collectively are deemed a Project under the guidelines of the California Environmental Quality Act (CEQA). Pursuant to Section 15064.5 "Determining the Significance of Impacts on Historical and Unique Archeological Resources", the Triada Hotel & Spa is a "historic resource" under CEQA

because it is listed in the local register of historic resources (Class 1, HSPB No. 49, Contributing structure in the Las Palmas Business Historic District, HD-1).

According to CEQA, a project with an effect that may cause a "*substantial adverse change*" in the significance of a historical resource is a project that may have a "*significant effect*" on that resource. "Substantial adverse change" includes alteration of *the immediate surroundings* of the historic resource such that the significance of the resource would be *materially impaired*.

The proposed project affects the immediate surroundings by introducing new elements (the portico and related screen wall, privacy wall at the arched entry porch and second main sign). 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.

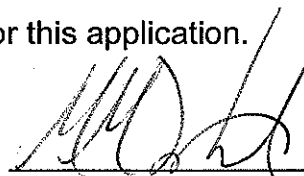
Consistent with the Secretary of the Interior Standards, the proposed entry portico and related wall are complementary to the existing building. The entry portico is a self-supporting structure with no attachment to the existing historic building. The proposed privacy wall at the arched entry porch affects the visual appearance of the structure, but not to the level of "a substantial adverse change". The privacy wall can be removed in the future without detrimental effect to the historic characteristics of the site. The proposed sign also does not "materially impair" the significance of the historic characteristics of the building because it can be removed without damage to the existing structure. Staff therefore proposes a Class 31 Categorical Exemption for the project.

NOTIFICATION:

There are no public notification requirements for this application.



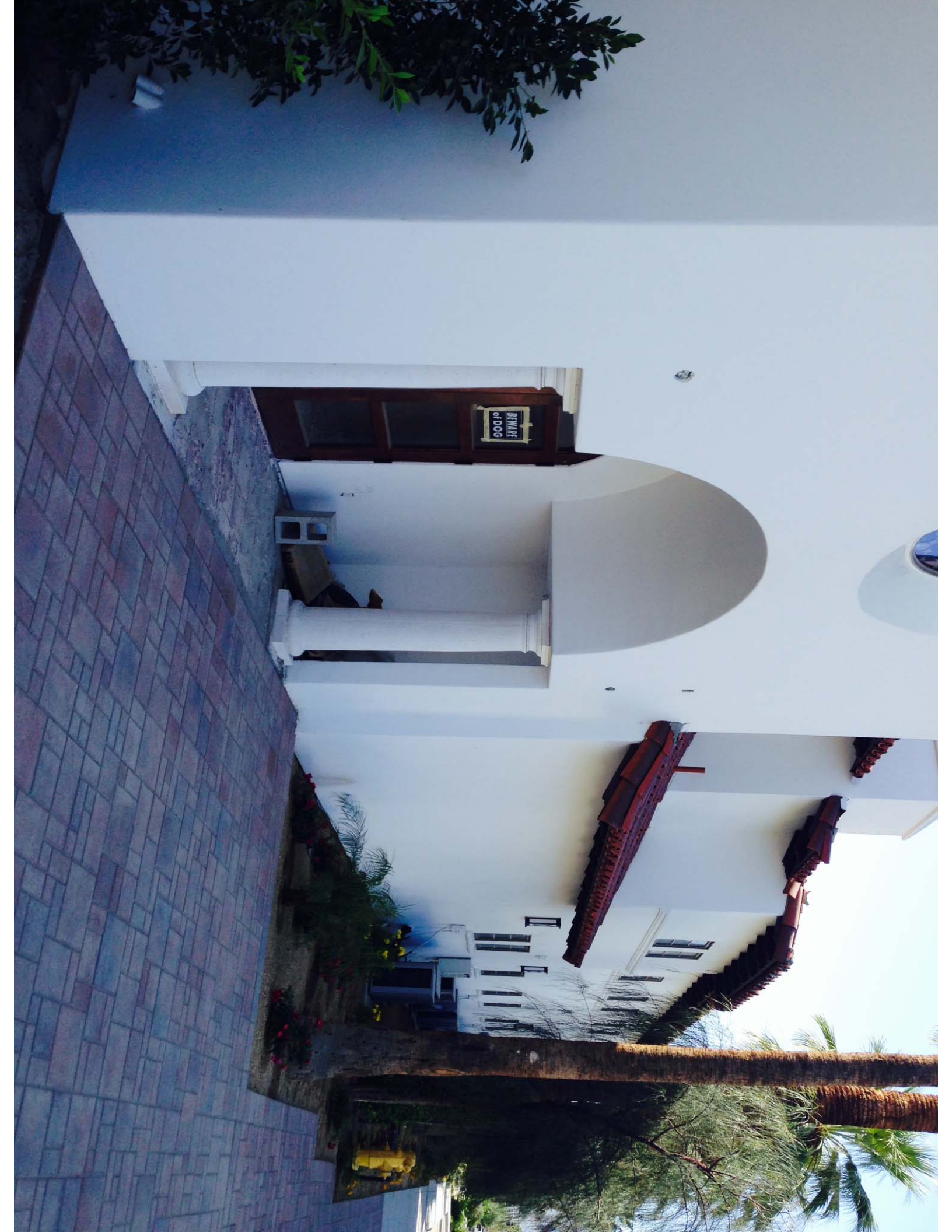
Ken Lyon, RA, Associate Planner

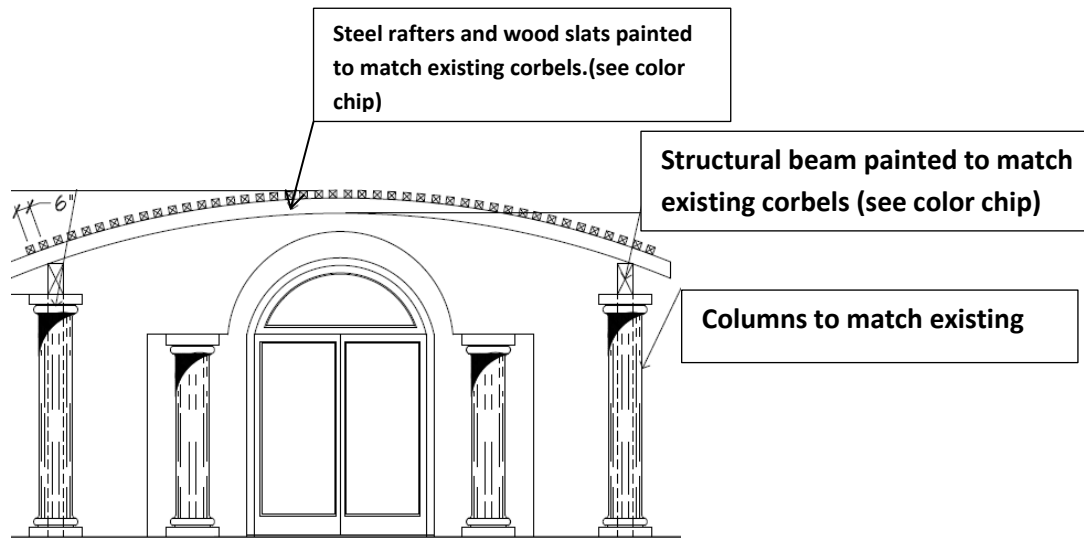


M. Margo Wheeler, FAICP,
Director of Planning Services

Attachments:

1. 500' Vicinity Map
2. Site Plan and perspective graphics.





Materials

Tubular ¼" wall steel throughout at posts, arched roof rafters and mounting bracket, all painter to match the trim color on existing building.

6" X 12" structural beam atop columns will be Douglas fir, painted to match trim color on existing building.

3" X 3" wood slats will be Douglas fir, painted to match trim color on existing building.



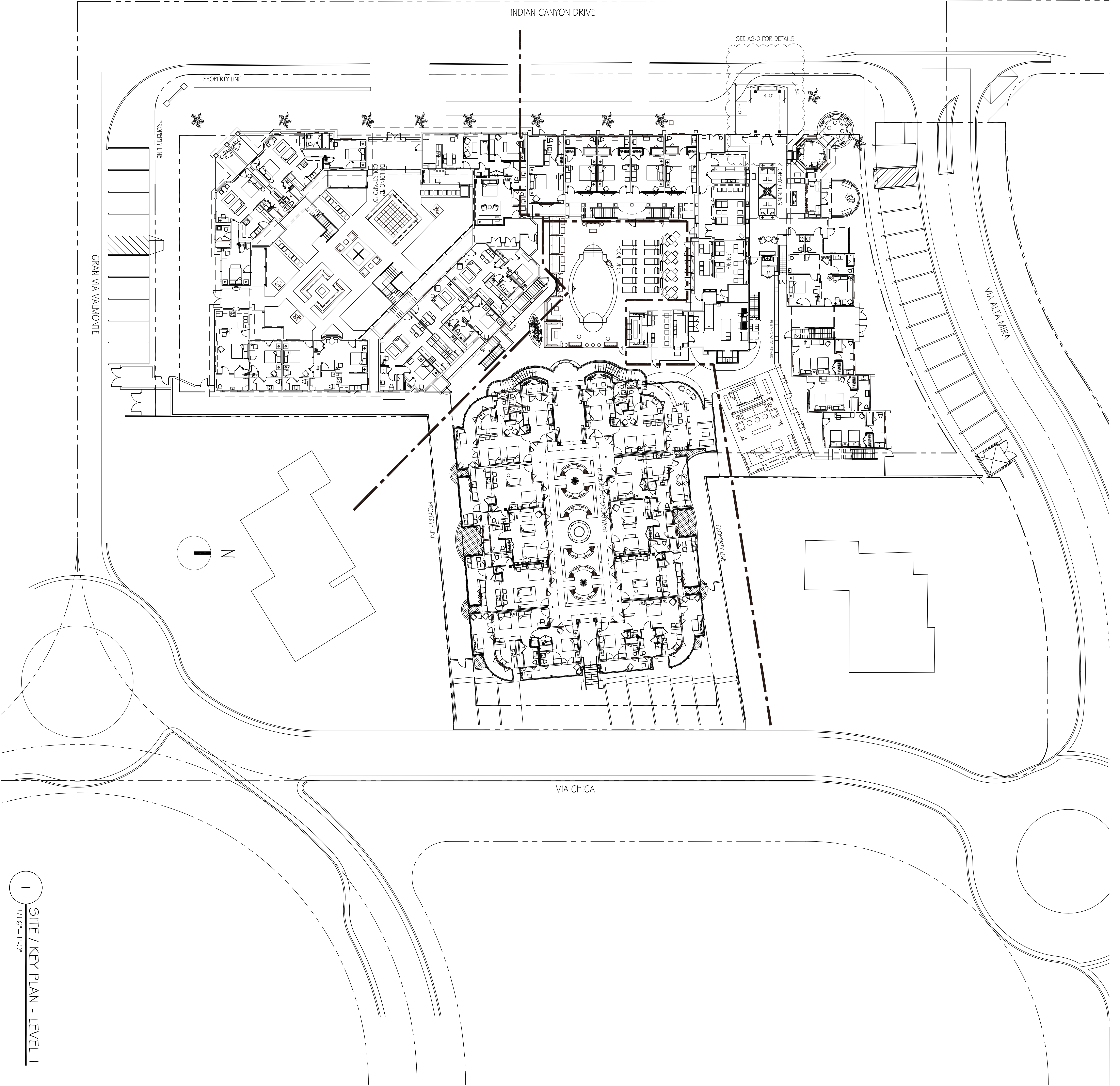
Precast concrete column covers over steel post.

Match existing columns at entry of hotel.

Color to match existing building.

Column color

Existing corbel color, steel, wood beams and slats



1 SITE / KEY PLAN - LEVEL 1
1/16" = 1'-0"

DESIGN BY ALFA DESIGN 6626 WILDING PLACE RIVERSIDE, CA 92506 TEL: 951-780-8541 'E-MAIL: alfad@5471earthlink.net	SCALE AS NOTED	DATE 3/8/2014	DESIGNER ELIAS VALMONTÉ	OWNER ELIAS VALMONTÉ	REVISIONS BY ELIAS VALMONTÉ	PROJECT NO. 640 IND	SHEET A-1.0	OF SHEETS 3
SHEET TITLE SITE PLAN / KEY PLAN								

TRIADA
640 NORTH INDIAN CANYON DR.
PALM SPRINGS, CA 92262

OWNER:
PACIFICA L 39 LLC
1775 HANCOCK STREET UNIT # 200
SAN DIEGO CA. 92110
TEL: (619) 296 - 9000
FAX: (619) 296 - 9080
WWW.pacificahost.com

	2020 BOX 36448 RIVERSIDE CA 92511 TEL: (951) 780-8541 FAX: (951) 780-0818 alfad@5471earthlink.net			
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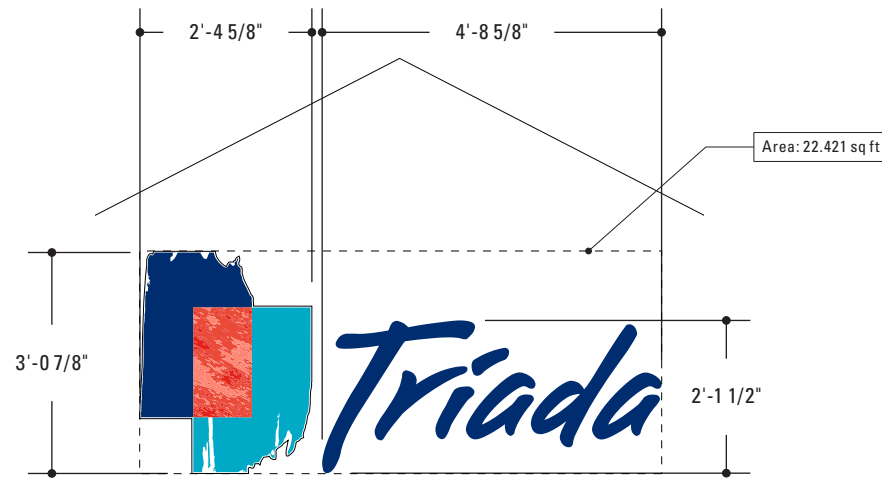


 Triada



Red flowers in the landscaping

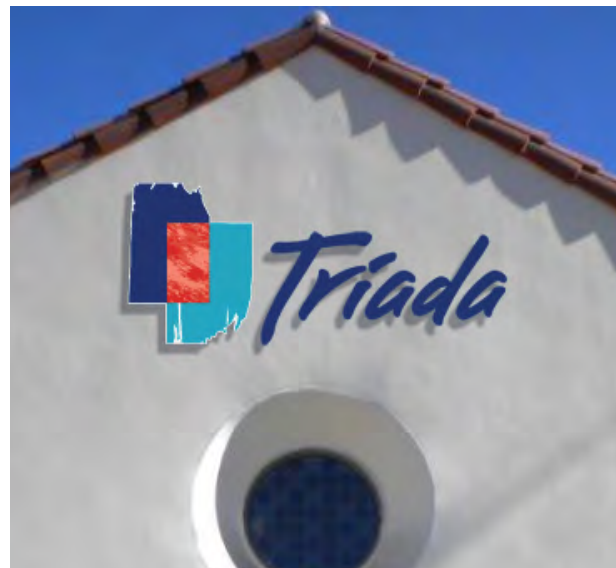
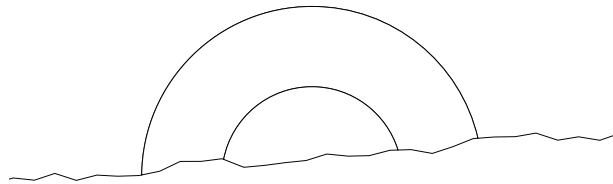




- Sign height is 20' 10 7/8" above grade.
(From the pavers at the entry to the top of the rounded glass window is 16'10". The sign will sit another 12" above that)

BUILDING LOGO

- SUBSTRATE** - 5" DEEP FABRICATED INTERNALLY ILLUMINATED CANS
- LOGOMARK** - FACE LIT W/TRANSLUCENT VCO
- LOGOTYPE** - PAINTED TO MATCH PANTONE 288/BLUE & HALO LIT
- INSTALL** - PIN MOUNTED OFF OF WALL 1/2" OFF OF SURFACE



- | | |
|---|--|
| <input type="checkbox"/> Austin (512) 383-1572 | <input type="checkbox"/> Sacramento (916) 635-0234 |
| <input type="checkbox"/> Fresno (559) 431-2502 | <input type="checkbox"/> San Antonio (210) 805-9555 |
| <input type="checkbox"/> Las Vegas (702) 253-6470 | <input checked="" type="checkbox"/> San Diego (619) 474-8246 |
| <input type="checkbox"/> Livermore (925) 449-1900 | <input type="checkbox"/> Southern Ca. (951) 328-2637 |
| <input type="checkbox"/> Phoenix (602) 484-8844 | |

PROJECT

TRIADA

CLIENT

PACIFICA

JDO#/JPO#

300 - 32960 - OGD

MO#

167444

A.E.

MELISSA FARGO

DESIGNER

MATT SHEREDY

ORIGINAL DATE

01 - 16 - 14

REVISIONS

01 - 24 - 14 04 - 22 - 14

02 - 24 - 14 05 - 02 - 14

02 - 28 - 14

04 - 10 - 14

SCALE

3/8" = 1' - 0"

MAC FILE NAME (GD-1)

**25 TRIADA
BUILDING LOGO**

LOGO IS PROD-READY

CLIENT APPROVAL

- As is With revision(s)

Signature

Date

Your signature indicates final approval of this design, releasing MSI from responsibility of incorrect information.

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