



HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: May 13, 2014

SUBJECT: CERTIFICATE OF APPROVAL REQUEST BY RAMLA USA, INC. ON BEHALF OF BRANDENBURG OASIS PLAZA, LLC TO RETAIN AN EXISTING MISTING SYSTEM ON THE EXTERIOR SOFFIT OF THE OASIS COMMERCIAL BUILDING, A CLASS ONE HISTORIC SITE LOCATED AT 105 SOUTH PALM CANYON DRIVE, ZONE CBD (HSPB #55).

FROM: Department of Planning Services

SUMMARY

The Historic Site Preservation Board will review a request to allow misters previously attached to the soffit in various locations around the exterior of the building.

RECOMMENDATION:

Deny the certificate of approval request.

ISSUES:

- The misting system was installed and a portion of it was subsequently modified without City approval on both occasions.
- The misting system visually detracts from and diminishes the integrity of this historic defining element of the building.

BACKGROUND:

The Oasis Commercial Building was designed in 1953 by renowned local architect E. Stewart Williams in the late international style. The building, located in the heart of the Central Business District is located at the southwest corner of Tahquitz Canyon Way and South Palm Canyon Drive, both designated major thoroughfares in the City's General Plan.

It is surrounded by commercial uses to the east, north and south and parking lots to the west.

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."

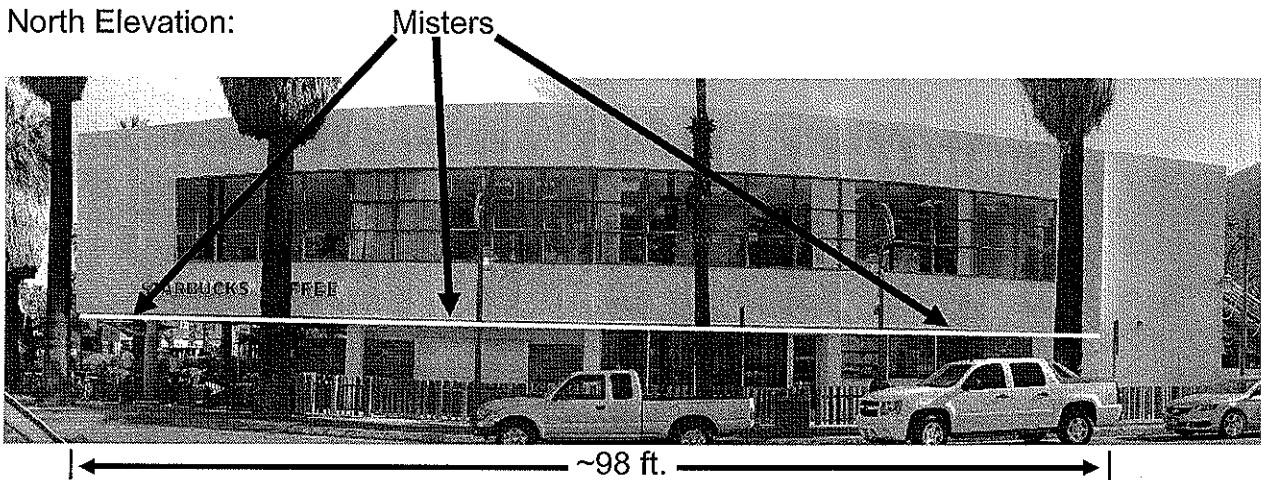
As noted in item 2, the subject project causes an alternation of the exterior appearance of the subject Class 1 site (including the request to retain the outdoor misting system tacked on the upper soffit of the first floor) and thus a Certificate of Approval from the HSPB is required.

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
January 22, 2007	MAA staff approval of modifications for outdoor dining for Okura Restaurant (Case 3.1289 MAA), including removal of misters, heaters, etc. from the lower side of the upper level soffit.
August 20, 2007	MAA staff approval of further modifications for outdoor dining for Okura Restaurant, again with condition of approval to remove misters and other appurtenances on the lower side of the upper level soffit
April 10, 2010	City Council Class 1 designation, identifying specific elements as historic defining features of the site including: the upper level, defined by the lower edge of the first level exterior soffit, the window cases on the south and west elevations, the staircase on the rear (west) elevation, and the columns supporting the second story fronting S. Palm Canyon Drive.
April 28, 2010	Planning Commission approval of sign program (SP 10-001) for the Oasis Building.
June 12, 2012	HSPB certificate of approval to renovate, repaint, and restore elements of the Oasis Commercial Building.
June 10, 2013	AAC request for restudy for Gyoro Restaurant TI
June 11, 2013	HSPB certificate of approval for Case HSPB 55 / 3.1289 MAA; Gyoro Restaurant TI with conditions and continue to restudy color mix on steel perimeter pickets.
July 22, 2013	AAC recommendation for approval with conditions including removal of the misting system.
August 5, 2013	Staff approval of Land Use Permit LUP 13-027 for Gyoro Restaurant Use with conditions including removal of the misting system.
August 5, 2013	Staff approval of Case 3.1289 MAA with conditions, including removal of the misting system.
October 21, 2013	AAC voted unanimously to recommend denial of the revised bar roof, the take-out window and the request to retain the existing misting system on the lower edge of the upper story soffit.
December 9, 2013	AAC voted to recommended approval the revised bar roof for Gyoro Restaruant.
December 10, 2013	HSPB certificate of approval and staff approval to construct the revised bar roof in courtyard area.
April 10, 2014	Application to retain misting system was applied for by Ramla USA, Inc on behalf of Brandenburg Oasis Plaza, LLC.

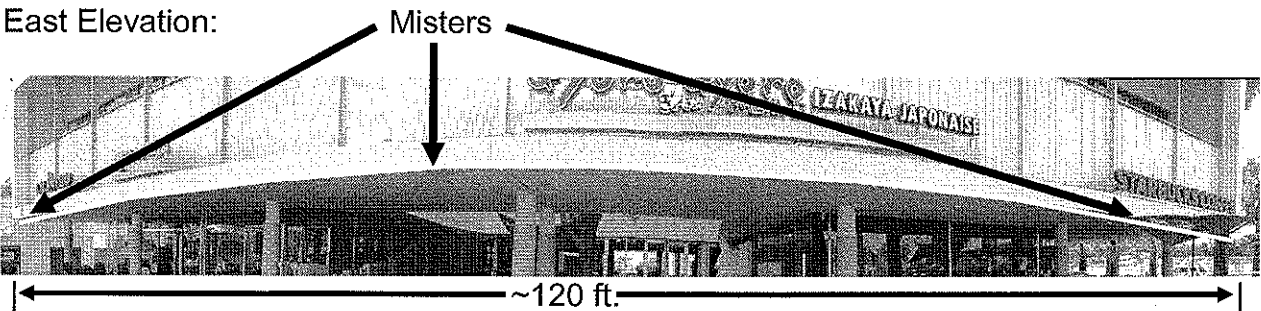
ANALYSIS:

The applicant, Ramla USA, Inc., has requested approval to retain the existing misting system previously installed on the soffit edge in various locations around the building. The system was installed in its entirety as shown in this report below. Subsequently, a portion of the system was modified adjacent to the restaurant space behind Starbucks Coffee on Tahquitz, Palm Canyon and the courtyard soffits. The original installation differs in appearance than the modified installation. The entire misting system is under review for a certificate of approval. Described below are locations of the system in its entirety.

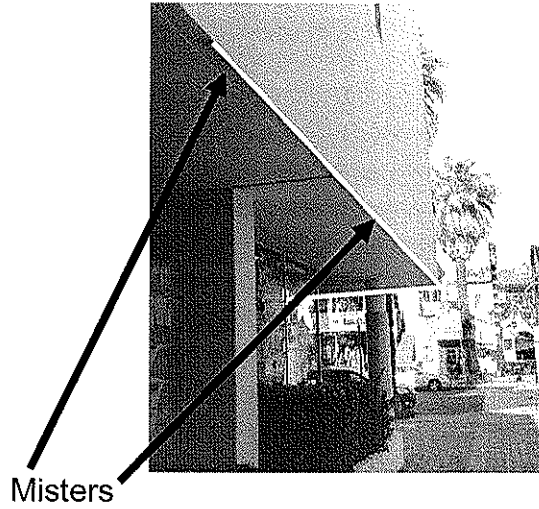
North Elevation:



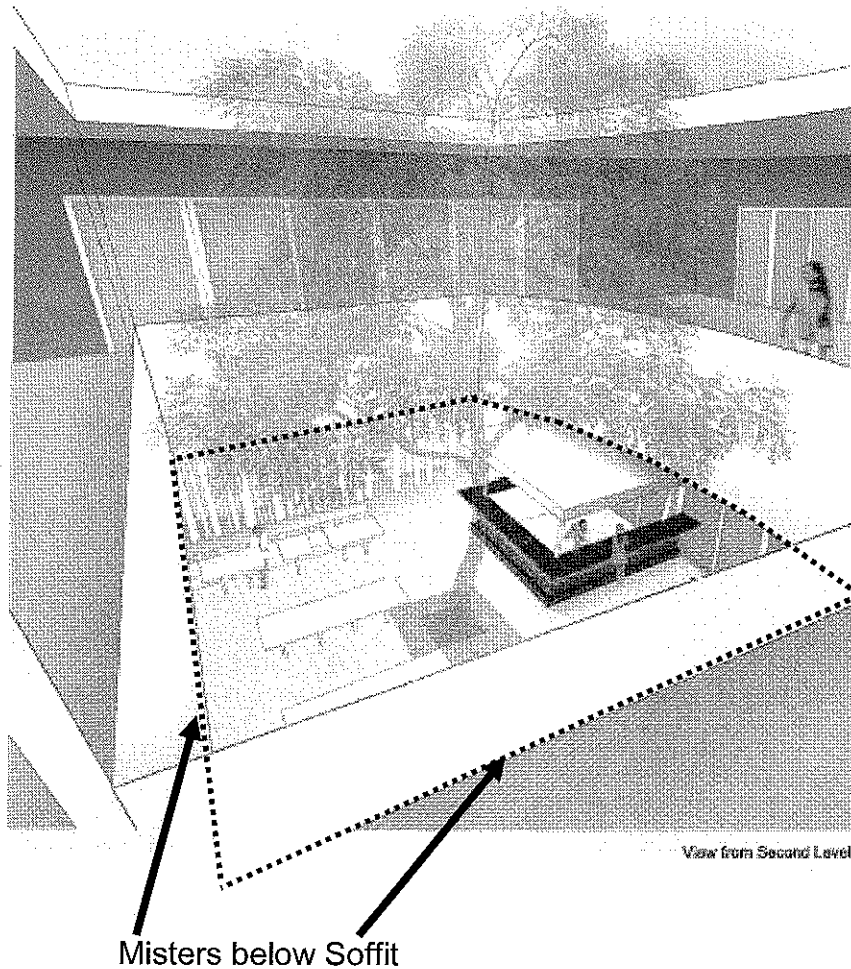
East Elevation:



South Elevation:



Interior Courtyard:



Additional photographs showing the above are attached to this report.


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:

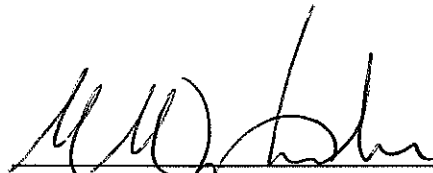
- (1) The historic value and significance, or the architectural value and significance or both, of the structure and its relation to the historic value of the surrounding area;*
- (2) The relationship of the exterior architectural features of any structure to the rest of the structure itself and to the surrounding area;*
- (3) The general compatibility of exterior design, arrangement, texture and material which is proposed by the applicant;*
- (4) Archaeological or ecological significance of the area.*

Staff believes the existing misting system diminishes the visual integrity and strength of the clean geometry of the white stucco soffit of the second level and the lower edge of this soffit. The request to leave the existing system that is tacked on to the lower edge of the soffit above the first floor appears as clutter on an otherwise strong, clean geometry of the building.

Staff believes the proposal does not meet the guidelines for granting a certificate of approval and recommends denial of the request by the HSPB.



David A. Newell
Associate Planner



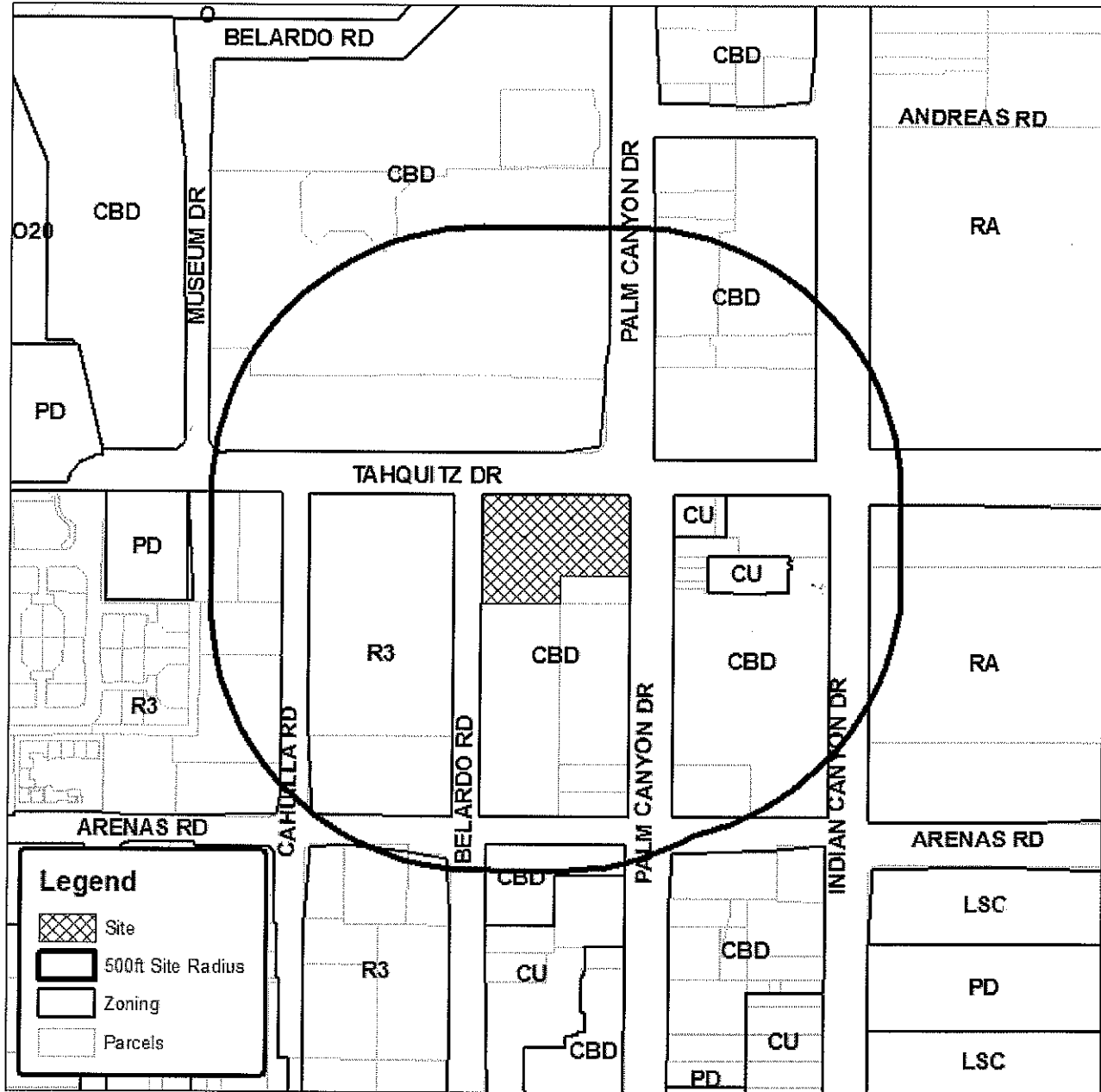
M. Margo Wheeler, AICP
Director of Planning Services

Attachments:





1. Vicinity Map
2. Photographs of Installation



Department of Planning Services Vicinity Map



Legend

-  Site
-  500ft Site Radius
-  Zoning
-  Parcels

CITY OF PALM SPRINGS

CASE NO: HSPB 55 / 3.1289 MAA

APPLICANT: Ramla USA, Inc. /

DESCRIPTION: A request to retain the misting system installed on the soffit of the Oasis Commercial Building, a Class 1 Historical Site located at 105 S. Palm Canyon Drive, Zone CBD.



North Elevation



North Elevation



South Elevation



South Elevation



South Elevation



Southeast Corner Elevation



Southeast Corner Elevation



East Elevation Soffit



East Elevation (portion)



Courtyard facing east



Courtyard facing northeast



Courtyard facing southeast



Courtyard facing southwest



Courtyard facing south