



HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: June 10, 2014

NEW BUSINESS

SUBJECT: CERTIFICATE OF APPROVAL REQUEST BY THE PALM SPRINGS ART MUSEUM (PSAM) FOR EXTERIOR MODIFICATIONS AT THE SANTA FE FEDERAL SAVINGS & LOAN BUILDING (NOW THE PALM SPRINGS ART MUSEUM ARCHITECTURE + DESIGN CENTER, EDWARDS-HARRIS PAVILION), A CLASS 1 HISTORIC SITE LOCATED AT 300 SOUTH PALM CANYON DRIVE, HSPB 54, (ZONE CBD) AND A CATEGORICAL EXEMPTION PURSUANT TO CEQA.

FROM: Department of Planning Services

SUMMARY

The Palm Springs Art Museum is completing the restoration and adaptive reuse of the Santa Fe Federal Savings & Loan Building for its architecture and design center. The current certificate of approval is for addition of a concrete block enclosure for a future emergency generator and elimination of off-street parking spaces to create an outdoor special events space with associated landscaping, terrace, and fixed furnishings.

RECOMMENDATION:

Approve the certificate of approval for the construction of the outdoor events space with the following conditions:

1. A revised parking plan shall be submitted for approval by the Planning Department prior to certificate of occupancy showing either
 - a. a minimum of 26 parking spaces, or
 - b. submittal of an Administrative Minor Modification application (AMM) seeking
 - i. reduction in the width of standard parking spaces from 9'-0" to 8'-6", and/or
 - ii. a 10% reduction in off-street parking requirements from 26 to 23, and/or
 - iii. incorporation as necessary of compact parking spaces pursuant to zoning code section 93.06, and
 - iv. evidence of compliance with the shade requirements for off-street parking pursuant to PSZC 93.06.
2. No signage approvals are granted as part of this certificate of approval.
3. No generator or related equipment installation is granted with the certificate of approval.

ISSUES:

- The proposed outdoor events space and future generator enclosure removes at least three parking spaces and renders the site with insufficient off-street parking for the proposed use.
- Although no generator is currently proposed, no approvals are implied or granted with respect to installation of an emergency generator, tank or other equipment. (Noise attenuation, fuel storage, and fire suppression and resolution of other associated issues may be required as part of a future generator installation.)

BACKGROUND:

Completed in 1960, the building at 300 South Palm Canyon Drive was designed by architect E. Stewart Williams as a branch office for The Santa Fe Federal Savings and Loan Corporation (SFF) in 1957. The building, designed in the International Modern style is a steel frame structure with extensive use of glass and metal. The City Council resolution #22468 declaring the Santa Fe Federal a Class 1 historic site identified the following defining characteristics of this site:

- The sliding aluminum brise soleil, or sunscreens,
- The long, uninterrupted cantilevered roof structure on the west and north facades,
- The linear, uninterrupted cantilevered concrete base or 'floating' floor slab on the west and north facades,
- The free-standing slender steel columns which narrow at the top and bottom and are disengaged from the window-wall along the north and west facades,
- The long continuous expanse of floor to ceiling windows on the north and west elevations,
- The pure box-like volume of the building in which the only 'cutouts' occur at the two corner entries
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- The drive-through teller window.
- The open space on all sides of the building.

The PSAM is nearing completion of a comprehensive restoration and rehabilitation for an adaptive reuse of the building from an office/bank use to a museum / assembly use focusing on architecture and design. The current review is comprised of two parts: (1) a proposed outdoor events space located immediately south of the existing building and (2) a masonry enclosure for future installation of an emergency generator in the northwest corner of the site, contiguous with the existing trash enclosure.

Outdoor Events Space. The proposed outdoor events space is comprised of an exposed aggregate concrete terrace approximately 21 feet by 37 feet. It is located immediately south of the existing building. Construction of the proposed outdoor events

terrace will require removal of three (3) off-street parking spaces, one accessible space and two standard spaces.

Masonry Enclosure for Future Emergency Generator. The proposed emergency generator enclosure is proposed to be placed immediately south of the existing trash enclosure in the northeast corner of the site. It will require removal of at least one (1) parking space.

The parking lot plan approved in 2012 as part of the museum’s preliminary plan for the reuse of the site had approximately thirty-one (31) spaces, two of which were handicap accessible. The proposed project will reduce the total off-street parking to twenty-three (23) spaces. Pursuant to PSZC Section 93.06.00.D.10 (off-street parking) Art gallery uses require 1 parking space for every 500 square feet of gross floor area. The gross square footage of the first floor gallery is 6,277 square feet and the basement is 6,245 square feet. This assembly space would require 13 off-street parking spaces for the first floor and 13 spaces for the basement for a total of 26 off street parking spaces. The project proposes a total of 23 off-street parking spaces and thus does not conform to the parking requirements for the proposed art gallery use.

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 proposed project causes an alteration of the exterior appearance of the subject Class 1 and thus a Certificate of Approval from the HSPB is required.

<i>Related Relevant City Actions by Planning, Fire, Building, etc.</i>	
May 6, 2009	City Council designated 300 South Palm Canyon Drive as a Class 1 historic site (HSPB 54)
September 13, 2011	HSPB approved Certificate of Approval for re-facing an existing monument sign.
November 8, 2011	HSPB approved Certificate of Approval for the Rehabilitation of the SFF for the Palm Springs Art Museum’s Architecture and Design Center.
January 10, 2012	HSPB approved Certificate of Approval for the design of the trash enclosure and color for the repaint of the exterior columns.
August 20, 2012	Staff level approval of minor landscape revisions.

<i>Neighborhood Meeting</i>	
None	

<i>Ownership Status</i>	

June, 2011	Purchase by the Palm Springs Art Museum
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ANALYSIS:

The proposed outdoor event space is located immediately south of the existing building and is comprised of an exposed poured concrete aggregate terrace, benches, three large olive trees and row of shrubs. The intended use is for various gatherings and events associated with the operation of the museum.

The project also includes a proposed masonry concrete block enclosure for a future emergency generator. It is proposed to be located in the northeast part of the existing parking lot, just east of the building, along the easterly property line.

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 historic significance of the Santa Fe Federal Savings & Loan Building and the site and open space around it is identified in the City Council resolution designating it a Class 1 historic site. The historic defining characteristics will not be adversely impacted by the proposed project. The outdoor event space does not physically or adversely impact any part of the building or openness of the site.

- (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 outdoor event space relates cohesively and respectfully of the existing structure. It enhances the usability of the open space around the building. The emergency generator enclosure does impact a small part of the open space on the east side of the site, however this impact is insignificant and does not degrade or impair the integrity of the site or the historic defining characteristics of the site.

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

The hardscape and landscape proposed for the outdoor event space is complementary and compatible with the exterior design and open space around the Santa Fe Federal

Savings & Loan Building. It provides the proposed new museum with valuable outdoor event space to augment its programmatic activities within the museum. The materials and textures of the outdoor terrace appear to be harmonious with the textures, materials, color as well as existing landscape plantings on the site.

(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 site modifications 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 Santa Fe Federal Building is a "historic resource" under CEQA because it is listed in the local register of historic resources (Class 1, HSPB No. 54) for the historic defining characteristics that include:

- The sliding aluminum brise soleil, or sunscreens,
- The long, uninterrupted cantilevered roof structure on the west and north facades,
- The linear, uninterrupted cantilevered concrete base or 'floating' floor slab on the west and north facades,
- The free-standing slender steel columns which narrow at the top and bottom and are disengaged from the window-wall along the north and west facades,
- The long continuous expanse of floor to ceiling windows on the north and west elevations,
- The pure box-like volume of the building in which the only 'cutouts' occur at the two corner entry's,
- The drive-through teller window.
- The open space on all sides of the building.

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*.

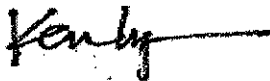
The proposed project affects the immediate surroundings by introducing an outdoor event terrace landscaping, and an enclosure for a future emergency generator. CEQA allows for a Class 31 Categorical Exemption (*Historical Resource Restoration / Rehabilitation*) for projects involving maintenance, repair, stabilization, rehabilitation,

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 does not attempt to replicate or mimic the characteristics of the existing building, but rather are complementary and in contrast with the existing building. The project does impact the site and open space around the building, but not to the level of “a substantial adverse change” nor do they “materially impair” the significance of these historic resources or character-defining elements of the building. Staff therefore proposes a Class 31 Categorical Exemption for the project.

CONCLUSION:

The proposed outdoor event terrace, landscaping, fixed furnishings and seating, as well as the masonry enclosure for a future emergency generator are harmoniously designed and sensitively integrated into the open space surrounding this historically significant site. Staff recommends approval subject to conditions of approval noted herein.



Ken Lyon, RA
Associate Planner



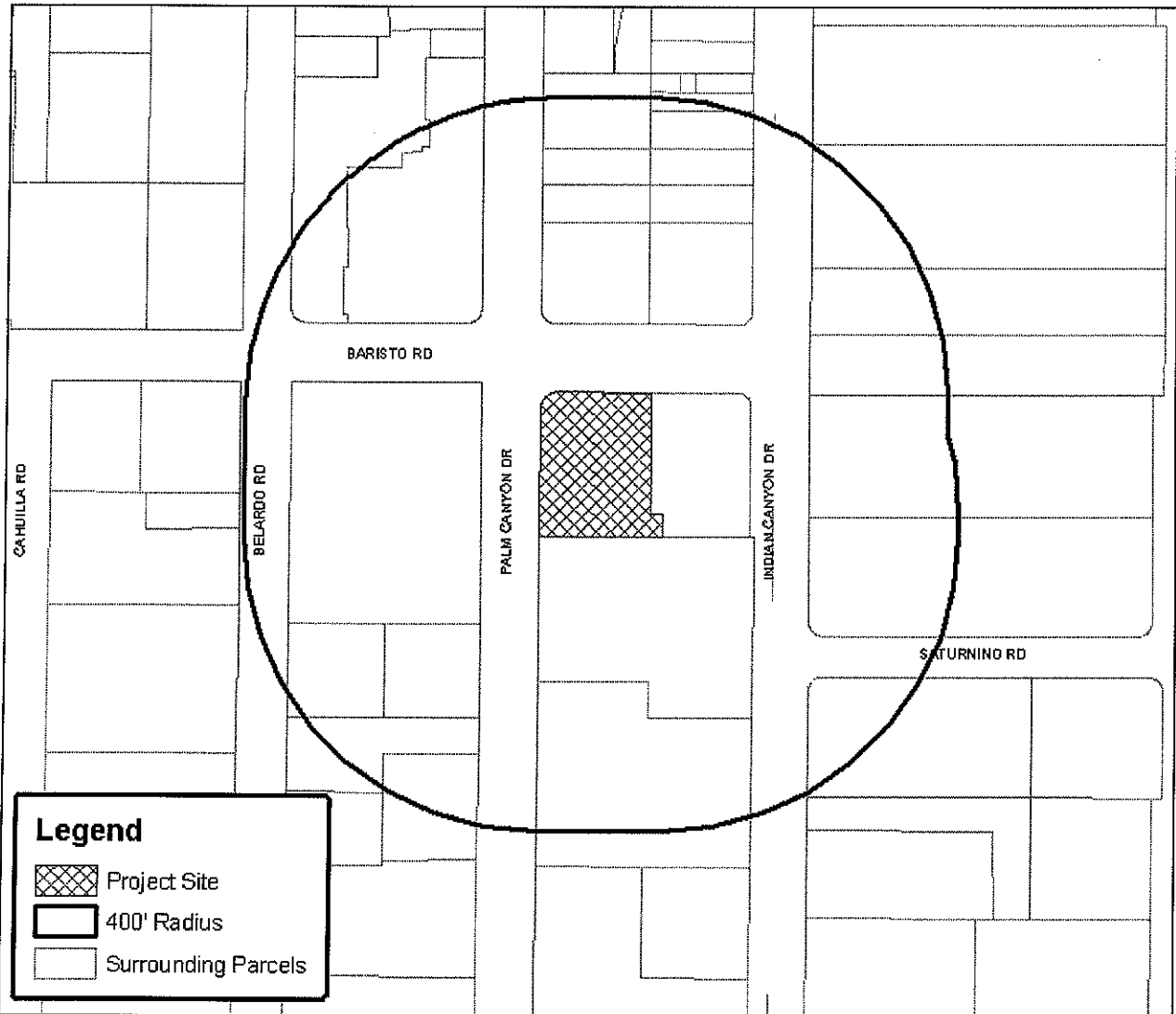
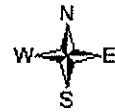
M. Margo Wheeler, AICP
Director of Planning Services

Attachments:




1. Vicinity Map.
2. Reduced Plans dated May 22, 2014.
3. Photos



Department of Planning Services Vicinity Map



Legend

-  Project Site
-  400' Radius
-  Surrounding Parcels

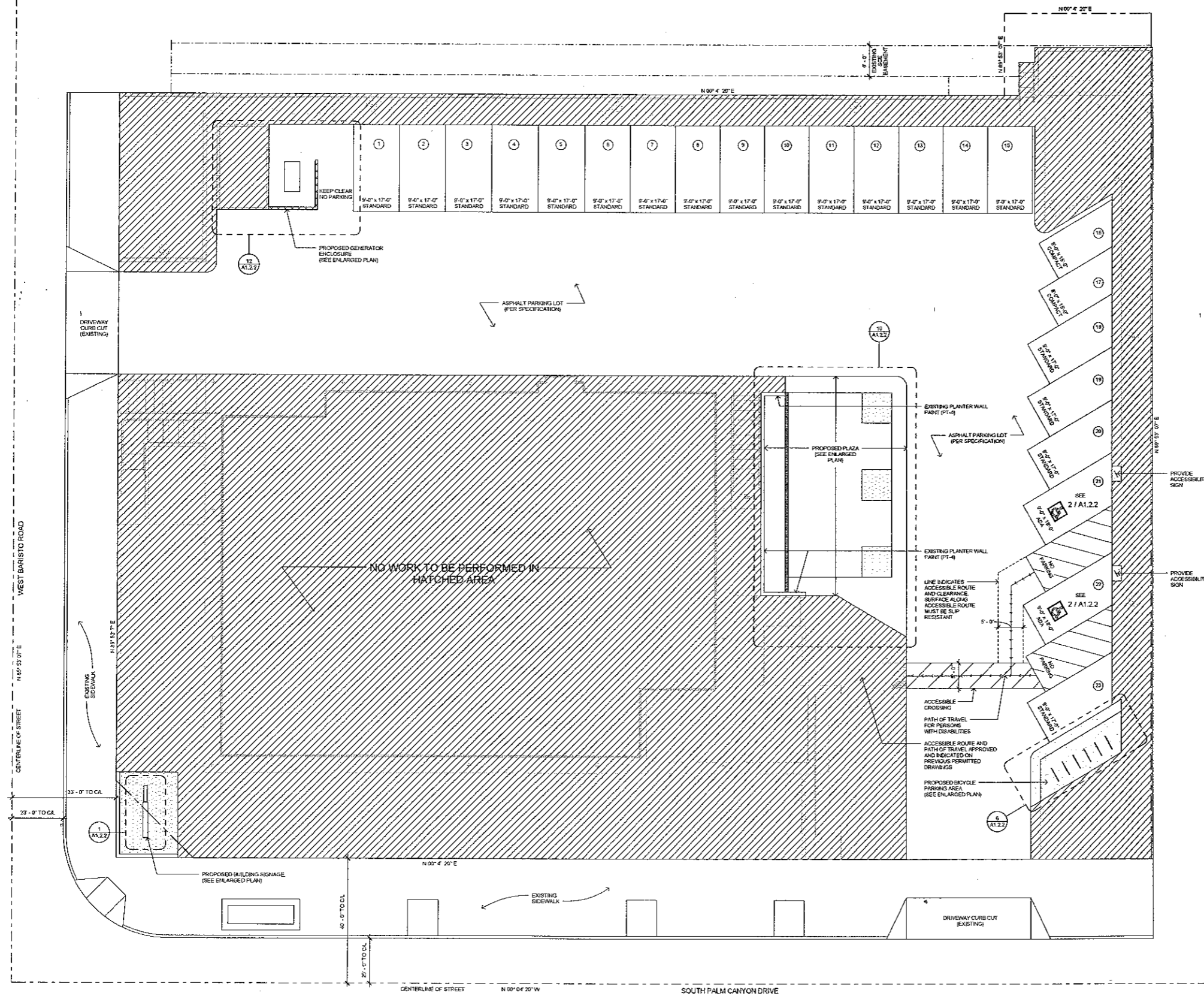
CITY OF PALM SPRINGS

CASE NO: 3.963 MAA

APPLICANT: Palm Springs Art Museum

DESCRIPTION: Certificate of Approval request for site revisions to create an outdoor events space and masonry enclosure for a future emergency generator at the Santa Fe Savings Building a Class 1 Historic Site, Zone CBD, Section 15 (HSPB 54)

NOTE:
ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN.
ALL LIGHTING FIXTURE TYPES AND LOCATIONS ARE SHOWN ON LANDSCAPE DRAWINGS.



LOT SQUARE FOOTAGE = 30,000

NOTE:
PARKING CALCULATIONS BASED ON (1) PARKING SPACE FOR EVERY 250 SF OF ASSEMBLY (NON CONCENTRATED)

-GROUND LEVEL STORE	+642 SF
-GROUND LEVEL GALLERY	+4,313 SF
-BASEMENT LOUNGE	+144 SF
TOTAL	+5,100

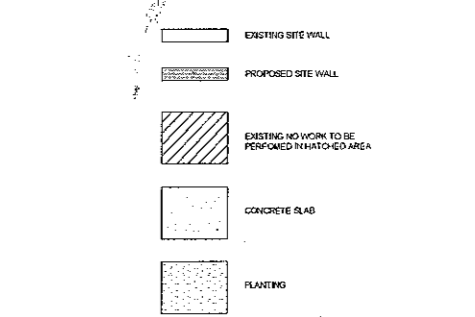
5,104 / 250 = 20.416 (20 PROVIDED INCLUDING 2 ACCESSIBLE AND 2 COMPACT)

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.
2. DO NOT SCALE FROM DRAWINGS.
3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.
5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.
6. PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILET.
7. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)
8. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, EXCEPT REFRIG. AND FACETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.
9. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.
10. AN APPROVED SEISMIC SHUTOFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
11. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.
12. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.
13. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT HIGHWAYS AND AS DIRECTED BY CITY REGULATIONS.
14. PREVIOUS USE OF BUILDING TO BE REMODELED WAS CLASSIFIED AS GROUP B.
15. WALKWAYS AND ACCESSIBLE ROUTE OF TRAVEL ARE REQUIRED TO BE GREATER THAN OR EQUAL TO 48" MINIMUM IN WIDTH AND HAVE SLIP RESISTANT SURFACES, PER SECTION 11328.7.
16. ALL WALL SURFACES ADJACENT TO HANDRAILS WILL BE FREE OF SHARP OR ABRASIVE ELEMENTS.

NOTES
NO SCALE
2

- GREEN BUILDING STANDARDS NOTES
1. A MINIMUM OF 50% OF NON-HAZARDOUS CONSTRUCTION WASTE IS TO BE RECYCLED.
 2. TESTING AND ADJUSTING OF NEW SYSTEMS INSTALLED TO SERVE AN ADDITION OR ALTERATION SUBJECT TO SECTION 5.701.1 SHALL BE REQUIRED.
 3. PROVIDE THE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTEES/WARRANTIES FOR EACH SYSTEM. OAH INSTRUCTIONS SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN COR. TITLE 8, SECTION 5142, AND OTHER RELATED REGULATIONS.
 4. AT THE TIME OF ROUGH INSTALLATION AND DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL STARTUP OF HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS WHICH MAY ENTER THE SYSTEM.
 5. VOCs MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 5.504.4 AND TABLES 5.504.1, 5.504.2, 5.504.3 AND 5.504.4.5 FOR ADHESIVES, SEALANTS, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS.
 6. WASTE WATER FIXTURES SHALL COMPLY WITH THE STANDARDS LISTED IN CGC TABLE 5.309 AND 5.712.3.5.
 7. WHERE LANDSCAPE IRRIGATION IS A PART OF THE ADDITION OR REMODEL IMPROVEMENT, LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER-BASED CONTROLLERS. CGC 5.712.4.3.1.
 8. SUBMIT TO THE ENGINEERING DEPARTMENT A CONSTRUCTION WASTE MANAGEMENT PLAN THAT OUTLINES THE ITEMS LISTED IN CGC SECTION 5.712.8.1.1.
 9. PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IS RESPONSIBLE FOR THE OVERALL CONSTRUCTION AND MUST COMPLETE AND SIGN THE CITY APPROVED GREEN BUILDING STANDARDS CERTIFICATION FORM OR OTHER DOCUMENTATION REQUIRED BY THE CITY AND GIVEN TO THE BUILDING DEPARTMENT OFFICIAL PRIOR TO BUILDING FINAL APPROVAL TO BE FILED WITH THE APPROVED PLANS.

NOTES - GREEN BUILDING STANDARDS
NO SCALE
3



SITE PLAN - ADDED SCOPE
1/8" = 1'-0"
8

LEGEND - SITE PLAN
NO SCALE
4

MARMOL RADZINER AIA
1230 Wilshire Avenue
Los Angeles, California 90025
310.206.4224
www.marmolradziner.com

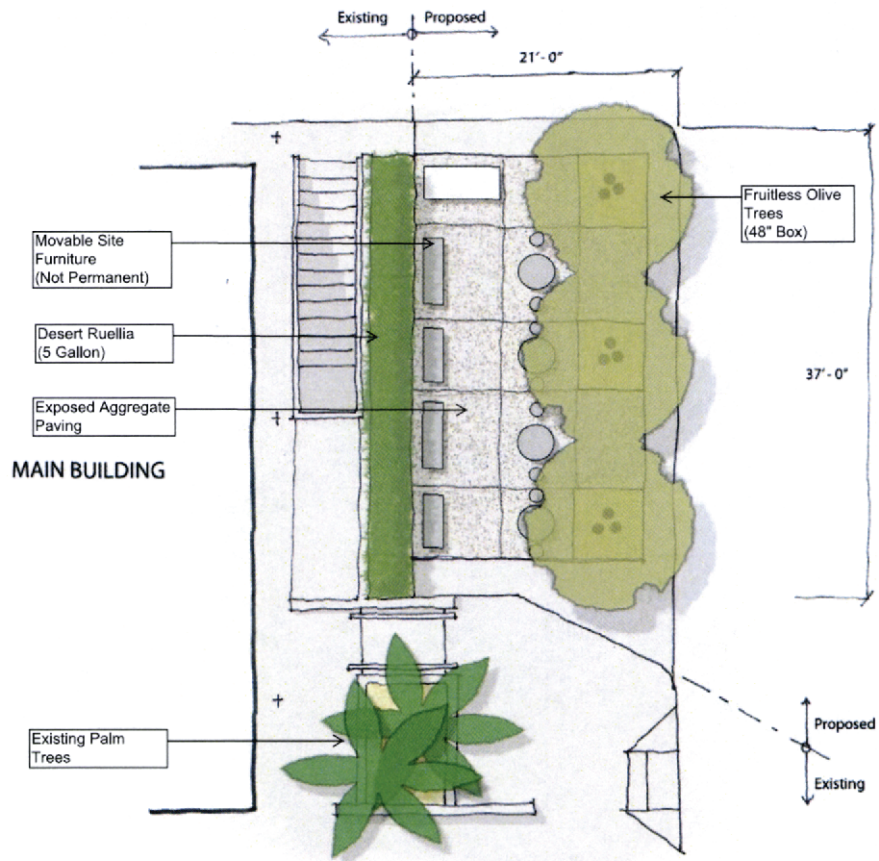
PSAM - Architecture and Design Center
Edwards Harris Pavilion
300 S PALM CANYON DR
PALM SPRINGS, CA 92262

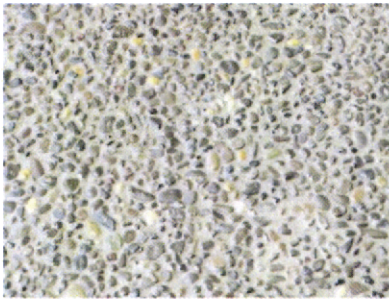
SITE PLAN

MAY 22, 2014

2010102

A11.2





EXPOSED AGGREGATE CONCRETE



OLEA EUROPAEA / FRUITLESS OLIVE



3/8" CRESTON N BLOND AGGREGATE



REULLIA PENINSULARIS / DESERT RUELLIA

