



HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: August 12, 2014

NEW BUSINESS

SUBJECT: CERTIFICATE OF APPROVAL REQUEST BY PLAZA INVESTMENTS COMPANY, INC. FOR REPAVING OF THE PARKING LOT AT THE LA PLAZA CENTER, A CLASS 1 HISTORIC SITE (HSPB #22) AT 115 SOUTH INDIAN CANYON DRIVE (ZONE CBD) AND A CATEGORICAL EXEMPTION PURSUANT TO CEQA (CASE 3.1098 MAA).

FROM: Department of Planning Services

SUMMARY

The asphalt parking lot at the La Plaza Shopping Center has deteriorated over time and is in need of replacement. The owner/applicant is proposing to replace the asphalt with precast pavers for a more attractive, durable and water permeable driving surface.

RECOMMENDATION:

Approve the certificate of approval with conditions as imposed by the City Engineering Division shown in Exhibit A.

ISSUES:

- The proposed paving is a blended color palette which reflects some of the colors in the existing tiles and surfaces at the La Plaza Center.
- The proposed paving provides better permeability for water absorption, reducing the storm water runoff from the site into the City streets and sewers.
- The precast pavers are more durable and longer lasting than asphalt and the specially cast white bricks for the striping and blue bricks for the handicap logos are also more permanent, requiring less maintenance and providing a better appearance over time.

BACKGROUND:

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;

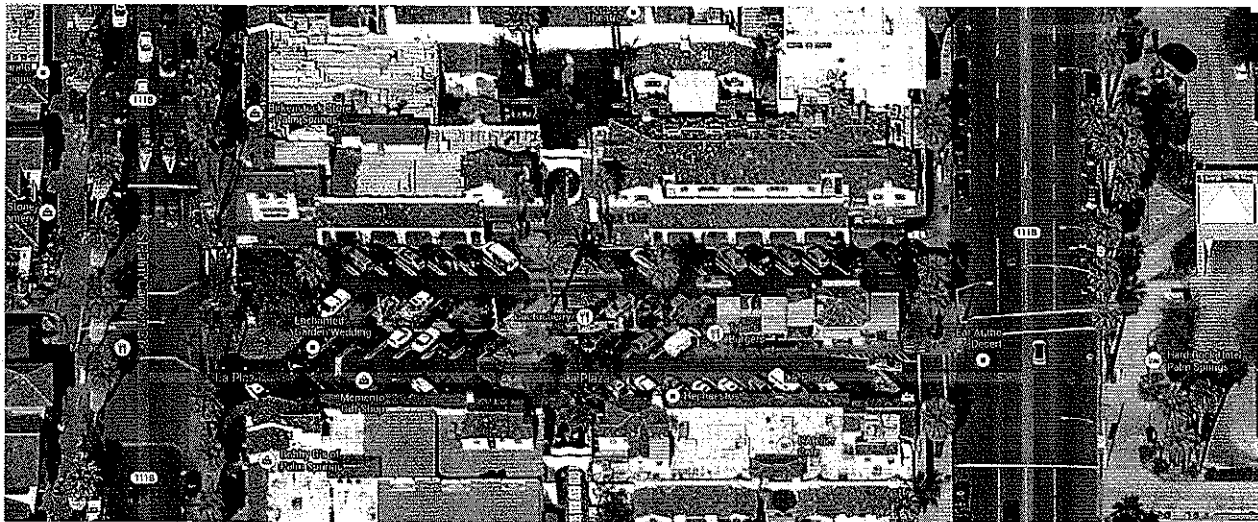
- (3) *A change in land use which affects the exterior appearance of a structure or the interior arrangement of public buildings;*
- (4) *The erection, remodeling or replacing of a sign which affects the exterior appearance of a structure.”*

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>	
December 16, 1987	City Council designated “La Plaza” at 115 South Indian Canyon Drive as a Class 1 historic site (HSPB 22) (excluding the theater and the office building, but including the buildings, open space and parking areas).
December 8, 2009	HSPB approved Certificate of Approval for signage for Peabodys.
April 13, 2010	HSPB approved Certificate of Approval for signage for Bills Pizza.
June 14, 2011	HSPB approved Certificate of Approval for signage for Bobby G’s.
October 9, 2012	HSPB approved Certificate of Approval for door revisions at tenant spaces 160 A & B.
2013	Planning Commission approved the Sign Program for La Plaza.

<i>Neighborhood Meeting</i>	
None	

<i>Ownership Status</i>	
1951	Purchase by the present owner.



AERIAL VIEW OF LA PLAZA CENTER

ANALYSIS:

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 proposed pavers complement the existing historic La Plaza center. They provide a durable, attractive, and more permeable driving surface for vehicles than the existing deteriorated asphalt.

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

The open space in which the parking lot is located contributes to the overall feeling and scale of the La Plaza Center. The improvements to the parking area relate well to the historic structure and will enhance the overall aesthetic of the site.

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

The overall design and arrangement of the parking lot will not change with the proposed repaving project.

- (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 La Plaza Building is a “historic resource” under CEQA because it is listed in the local register of historic resources (Class 1, HSPB No. 22).

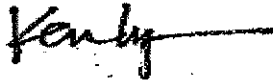
According to CEQA, a project with an effect that may cause a “*substantial adverse change*” in the significance of a historical resource is a project that may have a “*significant effect*” on that resource. “Substantial adverse change” includes alteration of *the immediate surroundings* of the historic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

The proposed project affects the immediate surroundings by introducing decorative pre cast pavers in the parking lot and drive aisles of the La Plaza Center. 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 does not attempt to replicate or mimic the characteristics of the existing building, but rather are complementary of 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 decorative paving is a significant improvement in the surface of the parking lot at the La Plaza Center that complements the historic integrity of this historic site. Staff recommends approval subject to conditions of approval noted herein.



Ken Lyon, RA
Associate Planner



M. Margo Wheeler, FAICP
Director of Planning Services

Attachments:

1. Vicinity Map.
2. Reduced Plans dated 7-23-14
3. Photos
4. Engineering Conditions of Approval dated August 6, 2014

Date: August 6, 2014

To: Director of Planning Services

From: Assistant Director of Public Works/Assistant City Engineer

APPLICATION FOR APPROVAL OF PARKING LOT IMPROVEMENTS LOCATED AT 115 SOUTH INDIAN CANYON DRIVE, (APN 513-144-009), SECTION 15, TOWNSHIP 4 S, RANGE 4 E, S.B.M., CASE NO. 5.3.1098, ENG. FILE NO. 4020.

The Engineering Division recommends that if this application is approved, such approval is subject to the following conditions being completed in compliance with City standards and ordinances.

STREETS

1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit.

GRADING

2. Submit a Precise Grading Plan prepared by a California registered Civil engineer to the Engineering Division for review and approval. The Precise Grading Plan shall be approved by the City Engineer prior to issuance of grading permit.
 - a. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Division for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's or its contractor's Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Engineering Division with current and valid Certificate(s) of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related "PM10" Dust Control issues, please contact AQMD at (909) 396-3752, or at <http://www.AQMD.gov>. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Division prior to approval of the Grading plan.
 - b. The first submittal of the Grading Plan shall include the following information: a copy of final approved conformed copy of Conditions of Approval; a copy of a final approved conformed copy of the Site Plan.

3. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Temporary dust control perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.
4. (Temporary dust control) perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.
5. In cooperation with the Riverside County Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved "Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties" (RIFA Form CA-1) prior to approval of the Grading Plan (if required). The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

TRAFFIC

6. A minimum of 48 inches of clearance for accessibility shall be provided on public sidewalks or pedestrian paths of travel within the development.
7. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.
8. Submit traffic striping and signage plans for Parking Lot, prepared by a California registered civil engineer, for review and approval by the City Engineer. All required traffic striping and signage improvements shall be completed in conjunction with proposed Parking Lot improvements, to the satisfaction of the City Engineer.
9. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices (MUTCD), dated January 13, 2012, or subsequent editions in force at the time of construction.

Approved: _____ Date: _____
Savat Khamphou, Assistant Public Works Director/
Assistant City Engineer



HANDICAPPED KIT
SIZE OF KIT = 48" X 48"
THICKNESS = 6" CT



MANUFACTURER
Aqua-Bone Industries, Inc.
3256 Tanager Canyon Road
Corona, CA 92603-3128
Tel: (951) 233-3333
Fax: (951) 233-3627

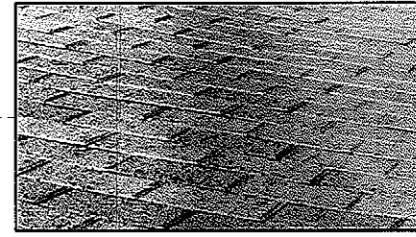
PRODUCT DESCRIPTION
Composition and Material: Concrete
pavers are made from Portland
cement, coarse and fine aggregate. Color is
often added.

TECHNICAL DATA
Physical Characteristics: Interlocking
concrete pavers made by NCPA
members meet or exceed the ASTM
specification C936, Standard Specification
for Solid Interlocking Concrete
Paving Units. The standard requires a
minimum of 8000 psi compressive
strength, less than 5% absorption and
resistance to at least 50 freeze-thaw cycles.

UNI - DECOR
SIZE = 3 1/2" X 8" X 3/4"
THICKNESS = 6" CT
THIS INTERLOCKING PAVEMENT IS SAME AS EXISTING AT SAME
LOCATION.



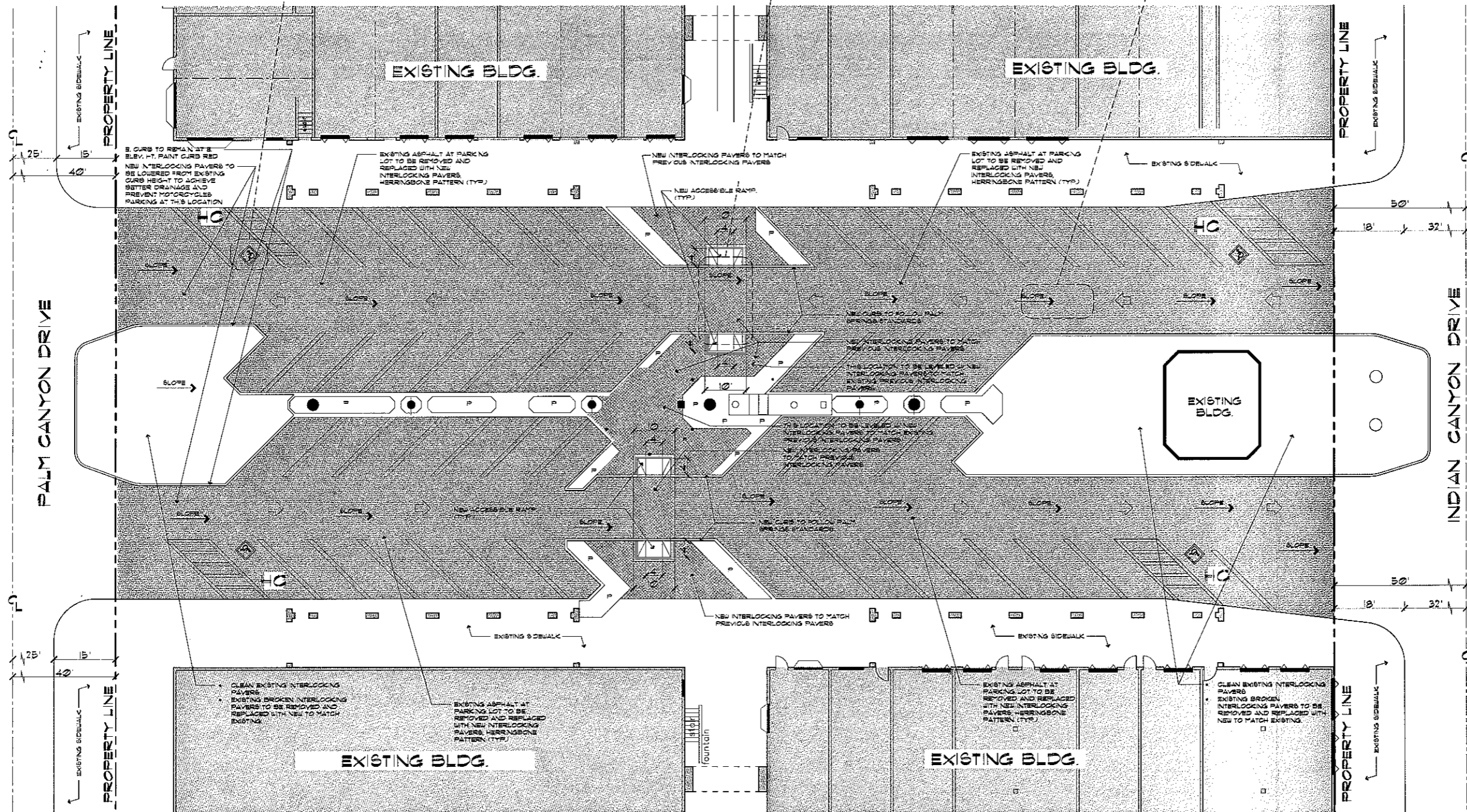
FLORENTINE
SIZE = 3 1/2" X 8" X 3/4"
THICKNESS = 6" CT
THIS INTERLOCKING PAVEMENT WAS USED AT THE PALM CANYON
DRIVE ENTRANCE TO LA PLAZA.



RAMON ALVARADO DESIGN
BUILDING & LANDSCAPE DESIGN
10644 HOUSTON VISTA DRIVE
DUBLIN, CALIFORNIA, CA 94568
TEL: 925-835-4000
WWW.RADSD.COM

REVISIONS		
NO.	DATE	REVISION DESCRIPTION

PREPARED BY: _____ DATE: _____



PROJECT:
LA PLAZA
PALM SPRINGS, CA 92262

SHEET TITLE:
PROPOSED SITE PLAN

DRAWING DATE: **07-23-2014**

DRAWN BY: **RA**
CHECKED BY: **RA**
PROJECT NO. _____

SHEET NO. **A1.0**

PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

NOTE:
MAINTAIN SAME QUANTITY OF
PARKING SPACES AND
LOCATION.



- LEGEND**
- ONE TRAFFIC
 - DRAINAGE SLOPE
 - ACCESSIBLE STALL

RECEIVED

JUL 24 2014
PLANNING SERVICES
DEPARTMENT