

# HISTORIC SITE PRESERVATION BOARD CITY OF PALM SPRINGS, CALIFORNIA

Large Conference Room, 3200 East Tahquitz Canyon Way, Palm Springs, California 92262  
[www.palmspringsca.gov](http://www.palmspringsca.gov)

## MINUTES

October 14, 2014



9:00 AM  
REGULAR MEETING

**CALL TO ORDER:** Chair Johns called the meeting to order at 9:00 a.m.

**ROLL CALL:** Chair Johns, Vice-Chair Ploss, Members Burkett, Hays, Williamson, Dixon.

**EXCUSED:** Member La Voie

**ACCEPTANCE OF THE AGENDA:** M/S/C: Approval (6-0) With Welwood Library Update moved forward on agenda.

### **PUBLIC COMMENT:**

FELIPE CASTENEDA, owner of Los Arboles Hotel spoke regarding the 750 Lofts project, objecting to its height and density.

### **1. CONSENT CALENDAR:**

#### **1.A. APPROVAL OF THE MINUTES: SEPTEMBER 9, 2014 MEETING.**

M/S/C Ploss/Dixon (approved 6-0).

### **DISCUSSION:**

#### **4.C. WELWOOD MURRAY MEMORIAL LIBRARY – Progress update by City project manager: Al Smoot.**

- No new scope of work at rear patio at this time;
- Landscape scope currently is being reduced to just those areas at the front of the building.
- HSPB review of front area landscape will be brought forward to the Board for certificate of approval at a later date.

- City Council still in review of courtyard landscape and uses.
- Estimated grand re-opening: February 2015.

**2. UNFINISHED BUSINESS:**

(None)

**3. NEW BUSINESS:**

**3.A. CERTIFICATE OF APPROVAL REQUEST BY RICHARD WEINTRAUB OF NEW CHURCH II, LLC, FOR CASE 5.1345 PDD 372 CZ; THE ORCHID TREE RESORT AND SPA (ADAPTIVE REUSE OF THE COMMUNITY CHURCH, A CLASS 1 HISTORIC SITE (HSPB 23) LOCATED AT 284 SOUTH CAHUILLA ROAD AND THE ORCHID TREE INN, A CLASS 1 HISTORIC SITE (HSPB 72) LOCATED AT 271 SOUTH BELARDO ROAD, ZONE R-3 (HSPB 23, HSPB 72 AND CASE 5.1345 PDD 372 CZ).**

Staff member Newell summarized the staff report and scope of the project.

Owner Richard Weintraub explained the project noting that several significant revisions have occurred since the printing of the presentation materials shown today. The new graphics will be provided to HSPB members prior to the November HSPB meeting.

Board members:

- Asked for clarification on the number of the existing bungalows that are part of the Class 1 designation,
- Expressed concern about the “plain” appearance of the proposed project and that it doesn’t seem to relate to the eclectic architecture of the adjacent Tennis Club neighborhood, needs more visual interest than just the red color.
- Noted that the relocated Class 1 historic stone arch doesn’t show very well in its proposed location.
- Felt the proposal doesn’t reflect the character or density of the existing Tennis Club Neighborhood to the west.
- Did not like the proposed closure of the south end of the bungalow courtyard and reorientation of entry sequence into the bungalow courtyard.
- Encouraged the applicant to not add the second floor to the two northernmost bungalows.
- Encouraged the applicant to lower overall project height and massing of the project.
- Asked for clarification and expressed concern on the density / Floor Area Ratio (FAR = 0.87).
- Asked the applicant to study the existing church entry onto Cahuilla and hotel entry from Belardo; emphasize keeping entries on Belardo; Cahuilla is more of a residentially-scaled street.

- Urged the applicant to conduct ample outreach to the neighborhood.

M/S/C (Hays / Ploss, 6-0) to continue to a date certain of November 18, 2014.

**3.B. AN APPLICATION BY ALCAZAR LOFTS, LLC FOR HSPB APPROVAL OF A NEW MIXED USE DEVELOPMENT PROPOSING DEVELOPMENT OF A FOUR STORY MIXED USE HOTEL WITH RESTAURANT, SPA, RETAIL SPACES, PARKING AND OPEN SPACE LOCATED AT 750 NORTH PALM CANYON DRIVE, ZONE C-1 / R-3 / PD104 / RESORT COMBINING ZONE / THE LAS PALMAS BUSINESS HISTORIC DISTRICT (HD-1) (CASE 5.1350 PDD-374 / GPA / CUP).**

Staff member Lyon summarized the staff report.

James Cioffi, representing the owner further explained the project.

Board members:

- Made a request for height clarification.
- Expressed concerns on how the proposed project relates to the context of the neighborhood.
- Expressed concern that there be adequate parking.
- Felt the proposed project improves the neighborhood over the “blight” of the existing vacant building and parking lot on this site.
- Expressed concern that the building is limited in its success in conforming to the Las Palmas Business Historic District design guidelines.
- Felt the project is a beautiful concept given the difficult constraints of the site.
- Expressed the positive effect on the neighborhood with the proposed restaurant on Indian Canyon to invigorate that street frontage.
- Were encouraged by the concept of the art walk, the screening/wall along North Indian Canyon, mid-block pedestrian cross walk.

M/S/C Williamson/Burkett To approve with conditions of approval as noted in the staff report and for the project to come back to the Board for approval of the Major Architectural Application and Final PDD: (5-1, Ploss opposed).

**4. DISCUSSIONS:**

**4.A. 2015 NATIONAL PRESERVATION MONTH EVENT – SUNDAY, MAY 3.**  
(Subcommittee Ploss, Dixon, Burkett).

Board Member Burkett summarized the subcommittees planning efforts in a hand out. Program emphasis on education. Outlined venues, courses.

Board members noted:

- Possible funding source Measure J?
- Consider a 3-year / multi-year request for funding to cover several years of Preservation Month Event planning.
- Grants, donations for supplies/drinks/signs, etc. collaboration with other preservation organization that has financial resources it could use.
- Planning Director will discuss further funding options with the City Manager.
- Directed staff to consider some funding in the HSPB budget for FY 15-16 for the 2016 Event.
- Include ACBCI Cultural Museum along with other related preservation groups.
- Board Member Ploss will review possible graphic assistance with a teacher or student from the high school to participate in the graphics for the event.

**4.B. CITYWIDE HISTORIC RESOURCE SURVEY UPDATE – Historic Resource Group of Pasadena** (Subcommittee Williamson, Johns)

Staff gave a brief summary on the action to date on the survey noting HRG is slated to give a full update to HSPB at December meeting.

**4.C. WELWOOD MURRAY MEMORIAL LIBRARY UPDATE** (discussed earlier in agenda)

**4.D. LAS PALMAS BUSINESS HISTORIC DISTRICT** (Subcommittee Ploss, Burkett, Hays).

- Board member Ploss asked to advance the process of considering adding buildings to the list of contributing sites for this historic district.
- Planning Director Fagg noted adding sites to the list of contributing site must be handled with communication with property owners, public hearing notices, hearings with both the HSPB to recommend and the City Council to approve.
- Agendize for November HSPB meeting for the board to review the list of potentially contributing sites.

**BOARD MEMBER COMMENTS:**

1. Long term vacancy ordinance – concern with demolition by neglect.
2. How is rent revenue that is received by the City on city-owned buildings used or spent?
3. Compliment to Triada Hotel on infill of arched portico with ornamental iron and glass.
4. Study session suggestion for HSPB to
  - Develop a policy statement that reflects preservation-related factors that the HSPB might take into consideration when reviewing projects that propose significantly different development parameters than what exist in the underlying zone or general plan designation.

- Explore how to use a historic preservation overlay (as outlined in the zoning code Section 92.24.00 Historic Preservation Combining Overlay Zone) in various parts of the City, and
- Proposed guidelines on how to accommodate new development sensitively in, on or near historic sites or districts.

**STAFF COMMENTS:**

1. Staff discussed the HSPB having a presence (booth) at the 4-day 2015 February Modernism Week expo event at the convention center.
  - Would require staffing/time commitment of the booth for 4 days by Board, staff, others.
  - May require funds for displays in the booth.
  - Might be a great venue to promote the May Preservation Month Event.
  - Have handouts, etc.
  - Agendize for November meeting.

**ADJOURNMENT: M/S/C** Ploss/Hays to adjourn at 11:50 am. The Historic Site Preservation Board will adjourn to its regularly scheduled meeting on Tuesday, November 18, 2014 at 9:00 A.M., in the Large Conference Room at City Hall.