



PLANNING COMMISSION STAFF REPORT

DATE: March 9, 2016

PUBLIC HEARING

SUBJECT: CAHUILLA CHURCH, LLC FOR A CONDITIONAL USE PERMIT AND MINOR ARCHITECTURAL APPLICATION TO RENOVATE AND ADAPTIVELY RE-USE A FORMER CHURCH SITE (CLASS 1 HISTORIC SITE NO. 23 – COMMUNITY CHURCH) AS A HOTEL, SPA AND RESTAURANT LOCATED AT 284 S. CAHUILLA ROAD, ZONE R-3 (CASE 5.1345 CUP & 3.3932 MAA). (DN)

FROM: Department of Planning Services

SUMMARY

The Planning Commission will review a request by Cahuilla Church, LLC for a Conditional Use Permit (CUP) to operate a restaurant and spa facility as a part of a hotel within a Class 1 Historic Site located at 284 S. Cahuilla Road.

RECOMMENDATION:

Approve, subject to conditions.

ISSUES:

- The R-3 zone allows restaurants within hotel properties containing 20 or more rooms with the approval of a CUP. There are 12-rooms proposed on the Church site and integration with the adjacent Orchid Tree hotel site will be required to meet the R-3 requirements. Alternatively, the R-3 zone allows accessory commercial for hotels with less than 100 rooms with the approval of a CUP, provided the accessory use serves only hotel guests and is less than 20% of the gross floor area. The restaurant dining area will be less than 20%.
- The R-3 zone allows spas within hotel properties containing more than 15 rooms with the approval of a CUP. The conditions imposed require the applicant join the adjacent hotel site or operate both sites as one, prior to commencement of spa services.
- Property is designated as a Class 1 Historic Site requiring a certificate of approval from the Historic Site Preservation (HSPB). The Board will review the project on March 8, 2016.

BACKGROUND AND SETTING:

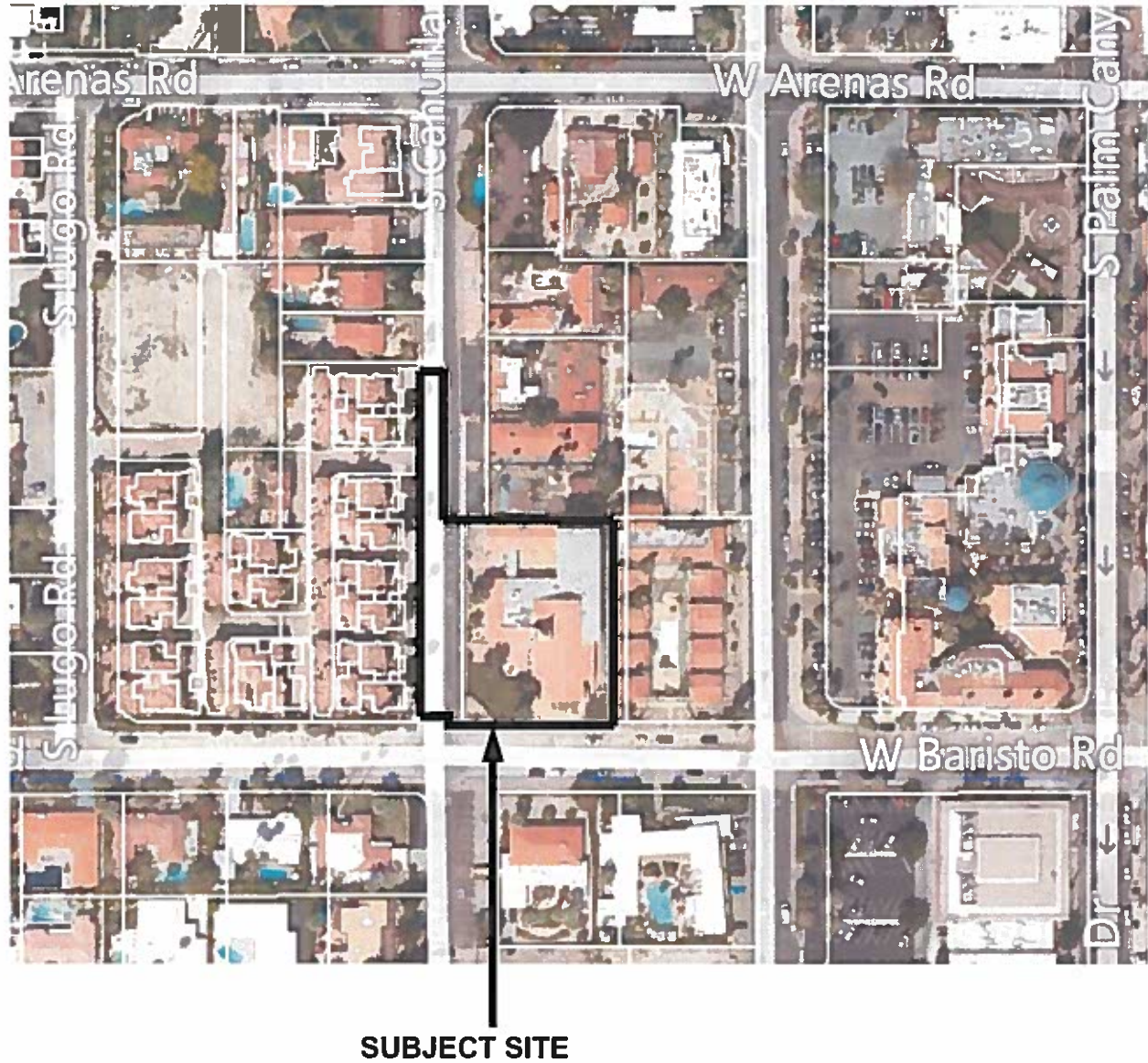
Most Recent Ownership/Business	
Feb. 2010	Cahuilla Church, LLC

Planning Areas		
Specific Plan	None	
Design Plan	Yes	Downtown Urban Design Plan - Appendix A of 2007 Palm Springs General Plan.
Overlay Zone(s)	"R"	Resort Overlay zone, subject to the requirements of Section 92.25.00 of the Zoning Code.
Indian Land	None	

Related Relevant City Actions by Planning, Fire, Building, etc...	
Mar. 15, 1989	City Council designated the property as a Class 1 Historic Site.
Feb. 16, 2016	The Architectural Advisory Committee (AAC) reviewed the proposal and tabled with the following comments: <ul style="list-style-type: none"> • Lack of detail in the plans • Unclear application of proposed colors and finishes • Additional detail needed to demonstrate compliance with Secretary of Interior's Standards for Treatment of Historic Properties • Consider alternatives for bay parking fronting Baristo Road
Mar. 7, 2016	The AAC will review the revised plans and provide a recommendation to the Historic Site Preservation Board (HSPB) and Planning Commission.
Mar. 8, 2016	The HSPB will review the proposed modifications to the Class 1 Historic Site and consider issuing a certificate of approval.

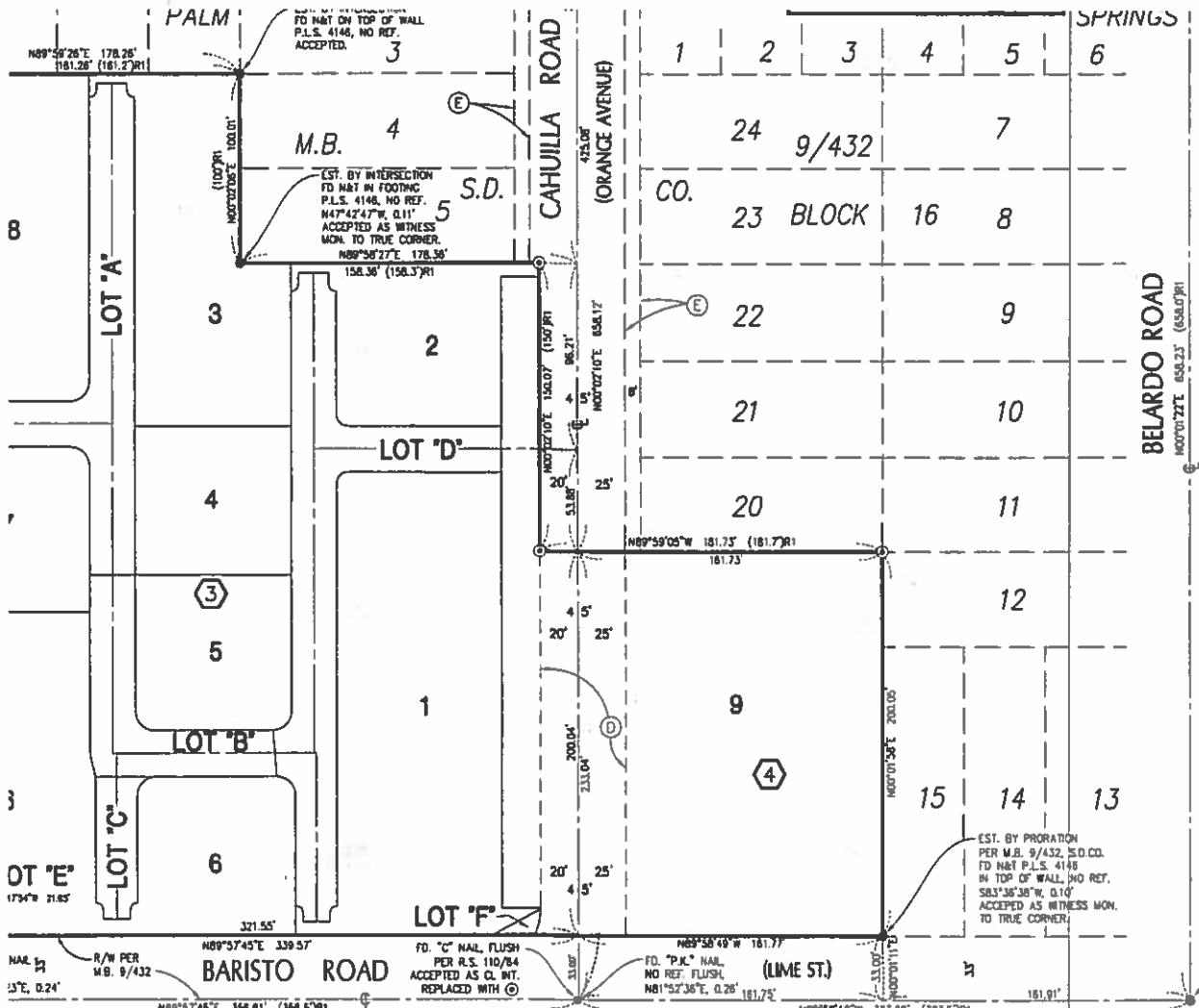
Field Check	
Feb. 2016	Staff visited the site to observe existing conditions

Surrounding Property	Existing Land Use	Existing General Plan Designation	Existing Zoning Designation
Subject Property	Historic Community Church	SH (Small Hotel)	R-3 (Multiple-family and Hotel)
North	Hotel (Orchid Tree)	SH	R-3
South	Hotel (Del Marcos) Private Club	SH	R-3
East	Hotel (Orchid Tree)	SH	R-3
West	Multi-family Residential (St. Baristo Condos.)	SH	R-3



Site Area	
Lot Area	Gross: ~43,124-square feet Net: ~33,977-square feet
Building Area	16,636-square feet (per architect plans)

The 0.78-net-acre site encompasses the church site and bay parking adjacent to the St. Baristo condominiums. These bay parking spaces were constructed at the same time as the St. Baristo complex; however, they are part of the Church property as shown on the approved Tract Map (Lot 9):



PROJECT DESCRIPTION:

The applicant proposes a renovation to the existing historic Community Church. Modifications to the site will involve parking and landscape upgrades, facade and roof enhancements and interior space improvements for adaptive re-use as a 12-room hotel, restaurant and spa facility. No additional square footage is proposed.

The most visibly affected landscape and parking improvements will occur on the south and west sides of the building. Parking spaces will be constructed on the south of the church to accommodate ADA parking stalls. A loading area is proposed at the southeast corner of the site to accommodate deliveries and a trash enclosure. Landscaping will be installed within and surrounding an outdoor seating area at the southwest corner of the site. Low patio walls with glass on top measuring six feet in total height are proposed adjacent to the spa and guest rooms on the west and north sides of the building.

Exterior building improvements include new metal windows (dark anodized finish), a mix of wood and glass doors, new balconies on the second floor and new roof tile. While original window/door materials are unclear, photos show white mullion elements and historical records indicate metal-mullioned casement windows. The proposed mullion differs as a dark bronze finish. Many of the enclosed voids below arches on the façade will be reopened as doorways and/or windows. Balconies are proposed on the second floor of the east and west elevations. A new blended roof tile will be installed, which is different than the uniform roof tile that was previously installed, and a new spire will be installed on the steeple.

PROJECT ANALYSIS:

General Plan

Land Use: The current General Plan Land Use of the project site is Small Hotel, which is described as follows:

Small Hotel Resort Commercial (15 hotel rooms per net acre; 10 dwelling units per acre). This designation applies to areas with smaller-scale, boutique type hotels that are typically found in Warm Sands and Tennis Club neighborhoods. It is intended that the tourist resort character of these neighborhoods be preserved; as a result, new residential uses or conversion of small hotels to residential uses are permitted as long as they comply with the conversion requirements outlined within the City's Zoning Code. Stand-alone retail and commercial uses are not permitted in this land use designation. Ancillary commercial uses such as a gift shop associated with a small hotel use are allowed.

With a total of 12-rooms over the 0.78-net acre site, the density is consistent with this designation.

Downtown Urban Design Plan: Appendix A of the 2007 Palm Springs General Plan is a workbook that was produced to serve as design guidelines for future downtown development. Staff notes the following as it relates to the project:

Architecture & Architectural Detailing

- *"It is important that the rich architectural heritage of Palm Springs be protected. The City urges property owners to preserve, restore and productively use Class I and Class II historical buildings whenever practical."*

The proposed renovation will adaptively re-use a long-abandoned historic site, and is therefore consistent with this guideline.

Zoning

The project site is zoned "R-3" (Multiple-family and Hotel) with an overlay zone of "R" (Resort).

Permitted Uses:

The proposed hotel use is permitted within the "R-3" zone, pursuant to Section 92.04.01(A)(1) of the Zoning Code. The accessory commercial uses that are part of the hotel are permitted with the approval of a Conditional Use Permit.

Development Standards:

	R-3 Requirements	Proposed Project	Comply
A. Lot Area	20,000 sq. ft.	Existing (33,977 sq. ft.)	--
B. Lot Dimension			
Min. Width	145 feet	Existing (126 feet)	--
Min. Depth	150 feet	Existing (200 feet)	--
C. Density	1,000 sq. ft. of net lot area for each unit of a hotel with surface parking	33,976 sq. ft. of lot area allows 34 rooms. Project proposes 12 rooms	Yes
D. Building Height	Hotels: 30 feet, except as allowed	Existing (2-stories)	--
E. Yard Setbacks			
1. General Provisions	-	-	--
2. Front Yard	25 feet	Existing	--
3. Side Yards	East P/L: equal to building height Cahuilla side: 20 feet	Existing Existing	--
4. Rear Yard	North P/L: equal to building height	Existing	--
F. Distance Between Buildings	15 feet minimum 30 feet minimum for interior court	Existing	--
G. Walls, Fences and Landscaping	4'-6" within 5' of street property line 6' when 5' setback from street	4'-6" within 5 feet of street, 6' beyond	Yes
H. Access.	Required per to Section 93.05.00	Provided	Yes
I. Off-street Parking	Hotel: 1 space per guest room Restaurant: 1 space per 60 sq. ft. of dining, bar and dancing areas OR 1 space per 5 seats. Spa: 1 space per employee	12 rooms require 12 spaces 132 seats require 26 spaces 6 employees require 6 spaces Total required: 44 spaces Total provided: 28 spaces	No, but Zoning Code allows exemption for Class 1 historic sites ¹
J. Off-street Loading and Trash Areas.	1 loading space required Trash enclosure required	Loading and trash to occur at southeast corner of site	Yes
Performance Standards	Minimum of 45 percent landscape open space	Existing	--

¹ Exemption pursuant to 93.06.00(B)(3)(e) of PS Zoning Code. However, overflow of off-street parking is expected to occur with the adjacent Orchid Tree hotel site (which will have an excess of 13 spaces without applying the Class 1 exemption).

ARCHITECTURAL REVIEW:

Since site and architectural modifications are proposed, an analysis was prepared on conformance with the Architectural Review Guidelines found in Section 94.04.00 of the Palm Springs Zoning Code:

	Guideline:	Conform?	Staff Evaluation:
1	Does the proposed development provide a desirable environment for its occupants?	Yes	The project provides amenities common of a hotel with restaurant and spa services. The renovation of historic structure retains the site character and history, while modernizing for an adaptive use.
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	The project is compatible with the existing development in the surrounding areas. No additions are proposed and the new use is consistent with others in the historic tennis club.
3	Is the proposed development of good composition, materials, textures, and colors?	Yes	The project remains largely the same with some enhancements. Much of the materials and textures will remain. Landscape will be added to the building site. Wood doors will replace deteriorated doors or be installed to create additional openings that historically existed.
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	The historic structure footprint will remain. An outdoor space will be converted to restaurant seating. Additional ADA parking is proposed on the south side of the site. New pedestrian pathways will be created and defined on-site. Pedestrian and vehicular spaces are clearly defined.
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	Yes	The proposed land use is consistent with other uses in the surroundings and vicinity. The proposal respects the existing historic structure, and integrates a new hotel use with commercial services. Proposed land uses and densities generally reflect existing developments in the Small Hotel land use designation and surrounding historic tennis club.
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	Yes	The proposal will not modify the existing building height, setback or overall mass.
7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	Building design incorporates existing materials and replaces window and door openings with new door/window fixtures that are sympathetic to 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	A new tile roof will be installed. The existing building body with stone walls will remain. Minor enhancements will restore previous openings and not adversely affect the visual harmony and interest that once existed.

9	Consistency of composition and treatment	Yes	The building will remain largely the same with minor façade enhancements (i.e. new balconies, replaced doors, etc.), resulting in a consistency of existing compositions and treatment.
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	The proposed landscape plans are consistent with desert appropriate trees and plants.

REQUIRED FINDINGS:

The Planning Commission must make certain findings in order to approve this Conditional Use Permit pursuant to Section 94.02.00 of the Palm Springs Zoning Code; those findings are analyzed by staff below:

- a. *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this Zoning Code.*

Section 92.04.01(D)(9) of the Palm Springs Zoning Code allows accessory commercial serving hotel guests with the approval of a conditional use permit, provided such accessory use not occupy more than 20% of the gross floor area. In this case, the dining area is less than twenty percent and the project conforms to this finding.

Section 92.04.01(D)(19) of the PSZC permits spas as an accessory to a hotel with the approval of a CUP, provided (1) the facility only serve hotel guests; (2) the hotel has a minimum of 15 rooms; (3) staff is licensed and trained in the particular programs provided in accordance with Chapter 5.34 of the Municipal Code; and (4) such facility shall comply with Chapter 5.34 of the Municipal Code. The site has 12-rooms and requires additional rooms to meet this requirement. The CUP is conditioned to join or operate as one with the adjacent hotel property to meet this requirement, prior to commencing spa services.

- b. *That the use is necessary or desirable for the development of the community, is in harmony with the various elements of objectives of the general plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located.*

The adaptive re-use of this historic property as a hotel with accessory commercial uses is necessary and desirable for the progress and development of the historic tennis club neighborhood and community at large. It will create a functional use within a long-vacant historic property. Given the re-use will likely be less intense at times than the previous church use and contained within the existing floor area, the

proposal is not anticipated to be detrimental to existing uses or future uses specifically permitted in the R-3 zone.

c. *That the site for the intended use is adequate in size and shape to accommodate such use, including yards, setbacks, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses of land in the neighborhood.*

The proposed use will occupy an existing developed site. No additional floor space is proposed to accommodate the proposed uses. Site modifications include additional parking spaces, window/door replacement, balconies, garden patio walls and a re-roof. Therefore, the site is adequate in size and shape to accommodate the proposed use.

d. *That the site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use.*

The project site is located adjacent to Baristo Road and Cahuilla Road, and both are improved for two-way vehicle traffic, which is adequate to accommodate the type and quantity of traffic expected for the proposed uses. Sidewalk improvements are required along Cahuilla Road.

e. *That the conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare and may include minor modification of the zone's property development standards.*

A set of conditions of approval are proposed and attached to this resolution as Exhibit "A".

CONCLUSION:

The project is consistent with the land use policies of the General Plan and Zoning Code as conditioned in the draft resolution attached to this report. Staff is able to recommend findings necessary for approval of the proposed use. On that basis, staff is recommending approval of the project.

ENVIRONMENTAL:

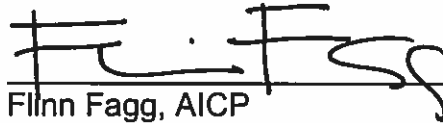
Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project meets criteria specified for a Class 1 exemption (Existing Facilities, Section 15301) and a Class 31 exemption (Historical Resource Restoration/Rehabilitation, Section 15331).

NOTIFICATION:

A public hearing notice was published in the local newspaper and mailed to all property owners and registered occupants within a 500-foot radius of the subject property. As of the writing of this report, staff has not received any public correspondence.



David A. Newell
Associate Planner



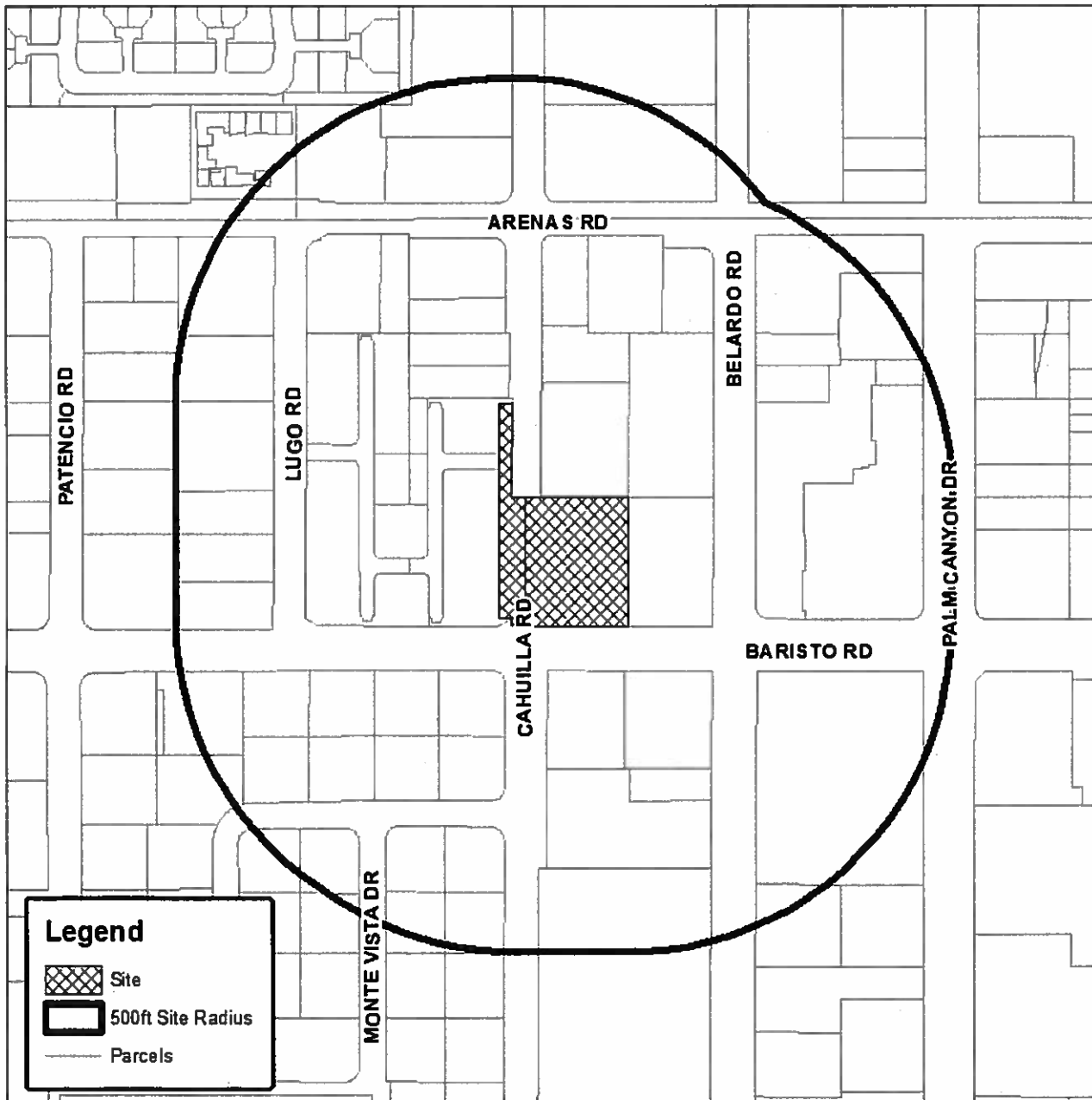
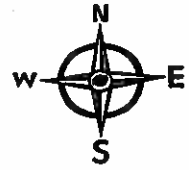
Flinn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity map
2. Draft resolution
3. February 16, 2016 Draft AAC Minutes (excerpt)
4. Letter from Marsh & Associates
5. Letter from St. Baristo Homeowner's Association
6. Plan exhibits



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE NOS. 5.1345 CUP AND 3.3932 MAA FOR THE RENOVATION OF AN EXISTING HISTORIC SITE FOR ADAPTIVE RE-USE AS A 12-ROOM HOTEL WITH AN ACCESSORY RESTAURANT AND SPA LOCATED AT THE NORTHEAST CORNER OF BARISTO ROAD AND CAHUILLA ROAD.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

- A. WHEREAS, New Church II, LLC ("Applicant") submitted applications pursuant to Palm Springs Zoning Code Section 94.04.00 (Architectural Review), Section 94.02.00 (Conditional Use Permit) and Palm Springs Municipal Code 8.05, seeking approval to renovate an historic property to operate a hotel with restaurant and spa facilities on a roughly 0.78-net acre site located at the northeast corner of Baristo Road and Cahuilla Road, addressed at 284 South Cahuilla Road, Zone R-3 (Case Nos. 5.1345 CUP, 3.3932 MAA and HSPB 23).
- B. On March 7, 2016, the subject project was reviewed by the City's Architectural Advisory Committee, which voted __-__ to recommend _____ of the project.
- C. On March 8, 2016, the subject project was reviewed by the City's Historic Site Preservation Board, which voted __-__ to _____ a certificate of approval to modify the Class 1 historic sites (No. 23).
- D. Notice of a public hearing of the Planning Commission of the City of Palm Springs, California to consider Case 5.1345 CUP and 3.3932 MAA was given in accordance with applicable law.
- E. On March 9, 2016, a public hearing of the Planning Commission of the City of Palm Springs, California was held in accordance with applicable law.
- F. The Planning Commission carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.
- G. Pursuant to the California Environmental Quality Act (CEQA), the proposed development has been determined to be a project under the guidelines of CEQA.
- H. Pursuant to Section 94.04.00(D) of the Palm Springs Zoning Code, the Planning Commission finds:

The Planning Commission has examined the material submitted with the architectural approval application and has examined specific aspects of the design and determined the proposed development will (1) provide desirable environment for

its occupants; (2) is compatible with the character of adjacent and surrounding developments, and (3) aesthetically it is of good composition, materials, textures and colors. Planning Commission's evaluation is based on consideration of the following:

Item	Guideline:	Conforms?	Evaluation:
1	Does the proposed development provide a desirable environment for its occupants?	Yes	The project provides amenities common of a hotel with restaurant and spa services. The renovation of historic structure retains the site character and history, while modernizing for an adaptive use.
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	The project is compatible with the existing development in the surrounding areas. No additions are proposed and the new use is consistent with others in the historic tennis club.
3	Is the proposed development of good composition, materials, textures, and colors?	Yes	The project remains largely the same with some enhancements. Much of the materials and textures will remain. Landscape will be added to the building site. Wood doors will replace deteriorated doors or be installed to create additional openings that historically existed.
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	The historic structure footprint will remain. An outdoor space will be converted to restaurant seating. Additional ADA parking is proposed on the south side of the site. New pedestrian pathways will be created and defined on-site. Pedestrian and vehicular spaces are clearly defined.
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	Yes	The proposed land use is consistent with other uses in the surroundings and vicinity. The proposal respects the existing historic structure, and integrates a new hotel use with commercial services. Proposed land uses and densities generally reflect existing developments in the Small Hotel land use designation and surrounding historic tennis club.
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	Yes	The proposal will not modify the existing building height, setback or overall mass.

7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	Building design incorporates existing materials and replaces window and door openings with new door/window fixtures that are sympathetic to 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	A new tile roof will be installed. The existing building body with stone walls will remain. Minor enhancements will restore previous openings and not adversely affect the visual harmony and interest that once existed.
9	Consistency of composition and treatment	Yes	The building will remain largely the same with minor façade enhancements (i.e. new balconies, replaced doors, etc.), resulting in a consistency of existing compositions and treatment.
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	The proposed landscape plans are consistent with desert appropriate trees and plants.

I. Pursuant to Section 94.02.00 of the Palm Springs Zoning Code, the Planning Commission finds:

- 1) *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this Zoning Code.*

Section 92.04.01(D)(9) of the Palm Springs Zoning Code allows accessory commercial serving hotel guests with the approval of a conditional use permit, provided such accessory use not occupy more than 20% of the gross floor area. In this case, the dining area is less than twenty percent and the project conforms to this finding.

Section 92.04.01(D)(19) of the PSZC permits spas as an accessory to a hotel with the approval of a CUP, provided (1) the facility only serve hotel guests; (2) the hotel has a minimum of 15 rooms; (3) staff is licensed and trained in the particular programs provided in accordance with Chapter 5.34 of the Municipal Code; and (4) such facility shall comply with Chapter 5.34 of the Municipal Code. The site has 12-rooms and requires additional rooms to meet this requirement. The CUP is conditioned to join or operate as one with the adjacent hotel property to meet this requirement, prior to commencing spa services.

- 2) *That the use is necessary or desirable for the development of the community, is in harmony with the various elements of objectives of the general plan, and is not detrimental to existing uses or to future uses*

specifically permitted in the zone in which the proposed use is to be located.

The adaptive re-use of this historic property as a hotel with accessory commercial uses is necessary and desirable for the progress and development of the historic tennis club neighborhood and community at large. It will create a functional use within a long-vacant historic property. Given the re-use will likely be less intense at times than the previous church use and contained within the existing floor area, the proposal is not anticipated to be detrimental to existing uses or future uses specifically permitted in the R-3 zone.

3) *That the site for the intended use is adequate in size and shape to accommodate such use, including yards, setbacks, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses of land in the neighborhood.*

The proposed use will occupy an existing developed site. No additional floor space is proposed to accommodate the proposed uses. Site modifications include additional parking spaces, window/door replacement, balconies, garden patio walls and a re-roof. Therefore, the site is adequate in size and shape to accommodate the proposed use.

4) *That the site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use.*

The project site is located adjacent to Baristo Road and Cahuilla Road, and both are improved for two-way vehicle traffic, which is adequate to accommodate the type and quantity of traffic expected for the proposed uses. Sidewalk improvements are required along Cahuilla Road.

5) *That the conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare and may include minor modification of the zone's property development standards.*

A set of conditions of approval are proposed and attached to this resolution as Exhibit "A".

THE PLANNING COMMISSION RESOLVES:

SECTION 1. The project is exempt from CEQA as a Class 1 exemption (Existing Facilities, Section 15301) and a Class 32 exemption (Historical Resource Restoration/Rehabilitation, Section 15332).

SECTION 2. Based upon the foregoing, the Planning Commission hereby approves Case 5.1345 CUP and 3.3932 MAA, for the adaptive re-use of a Class 1 Historic Site

as a 12-room hotel with accessory spa and restaurant facilities within an existing building located at 284 S. Cahuilla Road, subject to those conditions set forth in the attached Exhibit A, which are to be satisfied unless otherwise specified.

ADOPTED this 9th day of March, 2016.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
Director of Planning Services

RESOLUTION NO.

EXHIBIT A

Case 5.1345 CUP & 3.3932 MAA
Conditional Use Permit for accessory uses and
renovation of an existing historic site
at 284 S. Cahuilla Road

March 9, 2016

CONDITIONS OF APPROVAL

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Director of Building and Safety, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

ADMINISTRATIVE CONDITIONS

- ADM 1. Project Description. This approval is for the project described per Case (5.1345 CUP & 3.3932 MAA); except as modified with the conditions below.
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped (March 2, 2016), including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except, as modified by the conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 5.1345 CUP & 3.3932 MAA. The City of Palm

Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.

ADM 7. Time Limit on Approval. Approval of the Architectural Application (MAA) shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.

Approval of this Conditional Use Permit shall be valid for a period of two (2) years from the effective date of the approval. Once constructed, the Conditional Use Permit, provided the project has remained in compliance with all conditions of approval, does not have a time limit.

ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.

ADM 9. Public Art Fees. This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in lieu fee. In the case of the in-lieu fee, the fee shall be based upon the total building permit valuation as calculated pursuant to the valuation table in the Uniform Building Code, the fee being 1/2% for commercial projects or 1/4% for residential projects with first \$100,000 of total building permit valuation for individual single-family units exempt. Should the

public art be located on the project site, said location shall be reviewed and approved by the Director of Planning and Zoning and the Public Arts Commission, and the property owner shall enter into a recorded agreement to maintain the art work and protect the public rights of access and viewing.

- ADM 10. Maintenance of Outdoor Seating/Dining. Daily cleaning of sidewalks for any outdoor seating areas or patios will be required. Contact Parks & Recreation at 760 323 8281 for information regarding the proper method of cleaning of sidewalks and pavers within the public rights-of-way.
- ADM 11. Cause No Disturbance. The owner shall monitor outdoor parking areas, walkways, and adjoining properties and shall take all necessary measures to ensure that customers do not loiter, create noise, litter, or cause any disturbances while on-site
- ADM 12. Grounds for Revocation. Non-compliance with any of the conditions of this approval or with City codes and ordinances, State laws; any valid citizen complaints or policing and safety problems (not limited to excessive alcohol consumption, noise, disturbances, signs, etc) regarding the operation of the establishment; as determined by the Chief of Policy or the Director of Building and Safety, may result in proceedings to revoke the Conditional Use Permit. In addition, violations of the City Codes and Ordinances will result in enforcement actions which may include citations, arrest, temporary business closure, or revocation of this permit in accordance with law.
- ADM 13. Comply with City Noise Ordinance. This use shall comply with the provisions of Section 11.74 Noise Ordinance of the Palm Springs Municipal Code. Violations may result in revocation of this Conditional Use Permit.
- ADM 14. Seating Count. The applicant shall be limited to the total number of seats as follows: a maximum of 132 seats for the proposed restaurant, including both interior and exterior seating. Any deviation from these numbers shall require an amendment to this CUP. The applicant shall maintain the minimum clearance as specified by the Fire Department between the front entrance and the outdoor tables and chairs.
- ADM 15. Conditional Use Permit Availability. The applicant shall provide a copy of this Conditional Use Permit to all buyers and potential buyers
- ADM 16. Spa Uses subject to PSMC 5.34 (Massage Establishments). The spa uses approved under the subject CUP must conform to the requirements of the Palm Springs Municipal Code Section 5.34 (Massage Establishments).
- ADM 17. Spa Operation. Prior to issuance of a business license for the spa, the applicant shall provide proof to the Planning Director that the subject property and the adjacent hotel property are joined or operated as one facility.

- ADM 18. Restaurant Operation. Prior to issuance of business license for the restaurant, the applicant shall provide proof to the Planning Director that (1) the restaurant will operate for hotel guests only or (2) that the subject property and the adjacent hotel property are joined or operated as one facility.
- ADM 19. Exterior Modifications. All exterior changes are subject to review and approval, pursuant to Chapter 8.60 of the Palm Springs Municipal Code.

ENVIRONMENTAL ASSESSMENT CONDITIONS

- ENV 1. Notice of Exemption. The project is exempt from the California Environmental Quality Act (CEQA); therefore, an administrative fee of \$50 shall be submitted by the applicant in the form of a money order or a cashier's check payable to the Riverside County Clerk within two business days of the Commission's final action on the project. This fee shall be submitted by the City to the County Clerk with the Notice of Exemption. Action on this application shall not be considered final until such fee is paid (projects that are Categorically Exempt from CEQA).

PLANNING DEPARTMENT CONDITIONS

- PLN 1. Outdoor Lighting Conformance. Exterior lighting plans, including a photometric site plan showing the project's conformance with Section 93.21.00 Outdoor Lighting Standards of the Palm Springs Zoning ordinance, shall be submitted for approval by the Department of Planning prior to issuance of a building permit. Manufacturer's cut sheets of all exterior lighting on the building and in the landscaping shall be included. If lights are proposed to be mounted on buildings, down-lights shall be utilized. No lighting of hillsides is permitted.
- PLN 2. Water Efficient Landscaping Conformance. The project is subject to the Water Efficient Landscape Ordinance (Chapter 8.60.00) of the Palm Springs Municipal Code and all other water efficient landscape ordinances. The applicant shall submit a landscape and irrigation plan to the Director of Planning for review and approval prior to the issuance of a building permit. Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Prior to submittal to the City, landscape plans shall also be certified by the local water agency that they are in conformance with the water agency's and the State's Water Efficient Landscape Ordinances.
- PLN 3. Conditions Imposed from AAC Review. The applicant shall incorporate the following comments from the review of the project by the City's Architectural Advisory Committee:

- PLN 4. Sign Applications Required. No signs are approved by this action. Separate approval and permits shall be required for all signs in accordance with Zoning Ordinance Section 93.20.00. Applicants of multi-tenant buildings shall submit a sign program to the Department of Planning Services prior to the issuance of building permits.
- PLN 5. Maintenance of Awnings & Projections. All awnings shall be maintained and periodically cleaned.
- PLN 6. Screen Roof-mounted Equipment. All roof mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning Ordinance.
- PLN 7. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 8. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 9. Bicycle Parking. The project shall be required to provide secure bicycle parking facilities on site for use by commercial/retail patrons. Location and design shall be approved by the Director of Planning.
- PLN 10. Land Use Permit required for Outdoor events. An outdoor event space is proposed for which the applicant may host events open to the community. A land use permit shall be submitted to the Director of Planning that includes a parking specific plan demonstrating a satisfactory means of providing parking for the proposed events (e.g. valet parking, shuttles, etc.).

POLICE DEPARTMENT CONDITIONS

- POL 1. Developer shall comply with Section II of Chapter 8.04 "Building Security Codes" of the Palm Springs Municipal Code.

BUILDING DEPARTMENT CONDITIONS

- BLD 1. Prior to any construction on-site, all appropriate permits must be secured.

ENGINEERING DEPARTMENT CONDITIONS

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.

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer.

STREETS

- ENG 1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit.
- ENG 2. Submit street improvement plans prepared by a registered California civil engineer to the Engineering Division. The plan(s) shall be approved by the City Engineer prior to issuance of any building permits.

BARISTO ROAD

- ENG 3. Remove the existing curb and construct driveway approach(es) to accommodate bay parking stalls along the Baristo Road frontage in accordance with City of Palm Springs Standard Drawing No. 201. Bay parking stalls shall be located completely on-site, behind sidewalk, and not within public right-of-way.
- ENG 4. Construct a 5 feet wide sidewalk behind the curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210.
- ENG 5. Construct a Type A curb ramp meeting current California State Accessibility standards at the northeast corner of the intersection of Baristo Road and Cahuilla Road in accordance with City of Palm Springs Standard Drawing No. 212.
- ENG 6. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

CAHUILLA ROAD

- ENG 7. Construct a 6 inch curb and gutter 18 feet east of centerline along the entire frontage, with a 25 feet radius curb return at the northeast corner of the intersection of Baristo Road and Cahuilla Road in accordance with City of Palm Springs Standard Drawing No. 200.
- ENG 8. Construct a 5 feet wide sidewalk behind the curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210.
- ENG 9. Construct pavement with a minimum pavement section of 2 ½ inches asphalt concrete pavement over 4 inches crushed miscellaneous base

with a minimum subgrade of 24 inches at 95% relative compaction, or equal, from edge of proposed gutter to clean sawcut edge of pavement along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 110. (Additional pavement removal and replacement may be required upon review of existing pavement cross-sections, and to ensure grade breaks of the pavement cross-section do not occur within a travel lane.) If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.

- ENG 10. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

SANITARY SEWER

- ENG 11. All sanitary facilities shall be connected to the public sewer system. The existing sewer service to the property shall be used for new sanitary facilities. New laterals shall not be connected at manholes.

DRAINAGE

- ENG 12. All stormwater runoff across the property shall be accepted and conveyed in a manner acceptable to the City Engineer and released to an approved drainage system. Stormwater runoff may not be released directly to the adjacent streets without first intercepting and treating with approved Best Management Practices (BMPs).

GENERAL

- ENG 13. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115.
- ENG 14. All proposed utility lines shall be installed underground.
- ENG 15. Nothing shall be constructed or planted in the corner cut-off area of any (intersection or) driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.
- ENG 16. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with City of Palm Springs Standard Drawing No. 904.

TRAFFIC

- ENG 17. A minimum of 48 inches of clearance for handicap accessibility shall be provided on public sidewalks or pedestrian paths of travel within the development.
- ENG 18. 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.
- ENG 19. 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 (CAMUTCD), dated November 7, 2014, or subsequent editions in force at the time of construction.
- ENG 20. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

FIRE DEPARTMENT CONDITIONS

These Fire Department conditions may not provide all requirements. Detailed plans are still required for review.

- FID 1 These preliminary conditions are subject to final plan check and review. Initial fire department conditions have been determined from plans stamped received dated January 25, 2016. Additional requirements will be required at the time of the architectural plan submittal.
- FID 2 Fire Department Conditions were based on the *2013 California Fire Code* as adopted by City of Palm Springs, Palm Springs Municipal Code and latest adopted NFPA Standards.
- FID 3 **Plans and Permits (CFC 105.1):**
Permits and scaled drawings are required for this project. Plan reviews can take up to 20 working days. Submit a minimum of four (4) sets of drawings for review. Upon approval, the Fire Prevention Bureau will retain one set.

Plans shall be submitted to:

City of Palm Springs
Building and Safety Department
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Counter Hours: 8:00 AM – 6:00 PM, Monday – Thursday

A deposit for Plan Check and Inspection Fees is required at the time of Plan Submittal. These fees are established by Resolution of the Palm Springs City Council.

Complete listings and manufacturer's technical data sheets for all system materials shall be included with plan submittals (four sets). All system materials shall be UL listed or FM approved for fire protection service and approved by the Fire Prevention Bureau prior to installation.

FID 4 **Conditions of Approval** – Conditions of Approval received from the Palm Springs Planning Department must be submitted with each plan set. Failure to submit will result in a delay of plan approval.

FID 5 **NFPA 13 Fire Sprinklers Required:** An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA standard 13, 2013 Edition, as modified by local ordinance.

FID 6 **“Exit Analysis Plan” required (CFC 104.7.2):** Prepared, stamped and signed by a state licensed architect in ¼" = 1' scale. The floor plan shall address the following for a Group A-2 occupancy:

- Provide *net* occupant load calculations for interior (restaurant & bar) and outdoor patios. The occupant load determination shall be made by the Fire Marshal
 - Seating/table diagram with compliant aisle widths
 - Minimum required egress width to accommodate occupant load
 - Exit access travel distance
 - Egress paths to public way
 - Means of egress illumination locations
 - Illuminated EXIT sign locations
 - Compliant exit doors/gates and door/gate hardware (panic hardware)
 - Note any elevation changes in the exit discharge
 - Locations of fire extinguishers (minimum rating 2A-10BC).
- Project Note – Submitted plans do not have compliant exiting. Restaurant exits are not sufficiently spaced.

FID 7 Posting of Occupant Load (CFC 1004.3): Every room or space *which is used for assembly, classroom, dining, drinking, or similar purposes having an occupant load of 50 or more* shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

- Occupant load numbers will be determined by the Fire Marshal after the receipt and approval of the Exit Analysis Plan

FID 8 Fire Protection

- Fire Sprinkler System – required
- Fire Extinguishers – required
- Fire Alarm Systems – required if occupant load exceeds 300
- Cooking Hood Suppression System – required

END OF CONDITIONS

2. Front entry doors.
3. Details of the garage roof.
4. Plans updated to reflect the actual construction.

M/S/C (Fauber/Song, 5-2 absent Fredricks/Purnel) Continue to March 7, 2016 with revised plans incorporating the AAC comments.

4. CAHUILLA CHURCH, LLC FOR A CONDITIONAL USE PERMIT AND MINOR ARCHITECTURAL APPLICATION TO RENOVATE AND ADAPTIVELY RE-USE A FORMER CHURCH SITE (CLASS 1 HISTORIC SITE NO. 23 – COMMUNITY CHURCH) AS A HOTEL AND RESTAURANT LOCATED AT 284 S. CAHUILLA ROAD, ZONE R-3 (CASE 5.1345 CUP). (DN)

Associate Planner Newell presented the proposed uses and modifications to the site.

Member Fauber requested clarification on the parking calculations.

JAKE JESSON, Cahuilla Church, LLC, representing the applicant, provided additional information on the project.

PUBLIC COMMENT:

MIKE GUERRA, thanked the applicant and staff for being available. He said the project will be beautiful and spoke in support of the proposal.

TIM ERKINS, supports the project but is concerned about parking on Belardo and noted safety issues with the height of the curb and sidewalk.

Member Song questioned how the mechanical equipment will affect the exterior. She asked how the wrought iron design interplays with the historic materials.

Member Lockyer noted a lack of detail in the plan layout and verified the colors/materials and entry/check-in process.

Member Secoy-Jensen said she is also concerned with the bay parking on Baristo and questioned if alternatives have been considered.

Member Fauber verified the location of the valet stand.

Vice-Chair Cassady asked if the valet will remain at Belardo Road for the previously approved project.

Member Fauber said he is pleased with the overall concept; however, he is unclear on the delineation of the finishes (what's old and what's new).

Member Secoy-Jensen said the plans are inadequate and renderings should be clearer and provide details in how it complies with the Secretary of Interior Standards. She would like to see how it interfaces with the remainder of the hotel to the north and east and expressed concern with bay parking.

Member Lockyer expressed concern with bay parking and suggested 3-D models and renderings be provided. He spoke in favor of removing the parking at Baristo to create landscape buffer between the building and parking.

M/S/C (Secoy-Jensen/Lockyer, 5-2 absent Fredricks/Purnel) Table.

Note: ITEM 5 WAS MOVED TO THE CONSENT CALENDAR.

6. BIARRITZ HOA REQUESTING APPROVAL FOR A MINOR ARCHITECTURAL APPLICATION TO REMOVE FIVE PINE TREES AND CONVERT APPROXIMATELY 13,900-SQUARE FEET OF EXISTING TURF TO DROUGHT TOLERANT LANDSCAPING AT 450 SOUTH CALLE ENCILIA, ZONE HR (CASE 3.1408-MAA). (ER)

Principal Planner Robertson presented the proposed desert conversion project.

JEFF SANCHEZ, Sanchez Landscaping, provided details on the proposal to remove the existing turf, modification of the existing sprinkler system and type and size of plant materials.

Member Secoy-Jensen asked if the hedges will be retained. (Yes, and will fill in the gaps.)

Member Song verified the height of the existing pine trees and irrigation for the trees.

Member Fauber said he prefers to retain the pine trees instead of replacing with the smaller Palo Verdes.

Member Secoy-Jensen said she is not sure the Palo Verde is the best recommendation and would like to forward this for review from a subcommittee.

Member Lockyer commented that sizes are too small, the variety is lacking and coverage is under-planted.

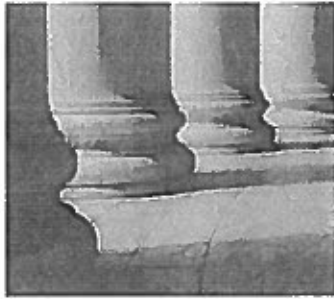
Vice-Chair Cassidy questioned if Desert Water Agency reviewed the proposal.

M/S/C (Fauber/Lockyer, 5-2 absent Fredricks/Purnel) Forward to subcommittee (Fredricks and Purnel) for review and continue to the March 7, 2016 AAC meeting.

RECEIVED

MAR 02 2016

PLANNING SERVICES
DEPARTMENT



Vincent Marsh, Historic Preservation Consultant

Marsh and Associates

The Garden Villas at the Racquet Club

A Class 1 Historic Site

360 Cabrillo Road, Unit No. 212

Palm Springs, CA 92262-2075

January 24, 2016

Mr. Gary Johns, Chair
Historic Site Preservation Board
Department of Planning Services
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

**RE: Review for Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties, The proposed rehabilitation and Adaptive Reuse of the Community Church/Orchid Tree Resort and Spa Project
A Class 1 Historic Site (HSPB 23), 284 South Cahuilla Road, Palm Springs, CA 92262**

Dear Mr. Johns,

I have been asked to commit on the proposed, rehabilitation, adaptive reuse and proposed exterior modifications to the site plan for the subject property by the project sponsor, Weintraub Real Estate Group in Malibu, CA.

Historical Resources:

"The subject property contains three designated City of Palm Springs Historic Sites: the Palm Springs Community Church was designated as a Class 1 Historic Site in 1989 and the Orchid Tree Inn and stone arch were designated as Class 1 and Class 2 Historic Sites in 2010. Both properties are historic resources for purposes of CEQA Review. There are no resources on the subject property that are listed in the National Register of Historic Places (National Register) or [the] California Register of Historical Resources (California Register), nor do any other buildings or features appear so eligible." (See the Orchid Tree Resort and Spa Project, Historical Resources Impacts Evaluation Prepared for Weintraub Real Estate Group by Chattel, Inc., Historic Preservation Consultants, Sherman Oaks, CA 91423 on June 6, 2014). The current

proposal has been modified to undertake a project within the existing envelope of the church and associated church hall.

"The Community Church was dedicated on March 15, 1936, replacing the First Community Church. This structure, designed by Charles Tanner, has long been a landmark within the neighborhood. The vernacular brick structure is finished with Gothic Revival features. The Community Church is constructed out of grey concrete block, arranged in a most decorative fashion. The subtle play of light and shadow across these walls must be seen to be appreciated.

Later on, Harry J. Williams, architect of La Plaza and the Carnell Building and father of E. Stewart Williams would design the northern addition." (Palm Springs Historical Society, untitled and undated brochure, the resource is identified as #31).

Secretary of the Interior's Standards for the Treatment of Historic Properties

As a Professionally Qualified Architectural Historian,¹ I have reviewed the project revisions proposed by the sponsor and have determined that the modified and revised project would not cause a "substantial adverse change" to this "historical resource" as it conforms to the footprint/envelope of the building. Additionally, the project as proposed, is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Pursuant to the City of Palm Springs Municipal Code under Section 8.05.190, the following: Factors [are] to be considered upon application:

In reviewing and acting upon each application, the historic site preservation board shall consider:

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.
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.

Specifically, the proposal complies with the following treatment standards for rehabilitation:

Standard No. 1

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project is now proposed as a rehabilitation and adaptive reuse of said structure and minimal changes, except those that require reconstruction and restoration of fire damaged areas and to accommodate ancillary uses associated with the conversion of the church to a full service hotel.

Standard No. 2

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The project restores fire damaged areas utilizing materials which will match existing materials in color, texture, size and proportion. Fenestration and exterior materials, will for the most part be preserved and rehabilitated through a seismic retrofit. Adaptive reuse will result in changes in the former church and assembly halls and classroom space.

Standard No. 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The project seeks to respect this standard, in that, the rehabilitation and adaptive reuse will conform to the existing envelope of the building. Reconstruction will occur in fire damaged areas based upon existing physical evidence and historic photographs, designation materials and drawings.

Standard No. 6

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Historic materials will be retained where feasible. Historic doors and windows within the Community Church will be retained and rehabilitated as well.

Standard No. 9

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize a property. The new work will be differentiated from the old and will be compatible with the historic materials,

features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

The project proposes to comply with this standard by utilizing materials and construction techniques which repair the roofing systems, cleans and restores decorative features and will be compatible with building's historical architectural features without creating a false sense of history. Any cuts into the building will conform to and respect existing openings.

Only the most relevant of the nine standards are addressed above. Significant analysis of the Standards occurred in the Chattel, Inc. Orchid Tree Resort and Spa Project on file with the Department of Planning Services.

Integrity

Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it must have integrity. To retain historic integrity a property will always possess several, and usually most of the aspects. The subject property has retained or lacks integrity from the period of significance noted above.

The subject property retains the seven aspects of integrity that include location, association, design, workmanship, setting, feeling and materials. The reconstruction of this fire damaged building will utilize appropriate materials to match existing conditions as closely as possible.

CEQA Guidelines

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary's Standards. The proposed project would meet the Secretary's Standards for rehabilitation and therefore be exempt under Class 31.

Conclusion

We believe that the revised plans are in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties as well as the National Park Service guidelines for the adaptive reuse of historic structures, and as such, the rehabilitation and adaptive reuse project) is exempt for Environmental Review as an historic resource.

Thank you in advance for your assistance with the review and findings related to this project.

Sincerely,

VINCENT MARSH

Vincent Marsh, Principal 3/1/16

Marsh and Associates

Historic Preservation Consultants

Palm Springs, CA 92262

FN #1, Vincent Marsh, Biography and Professional Qualifications Standards

Vincent Marsh, serves as the Principal of Marsh and Associates, a Historic Preservation Planning firm working for private sector clients in the Palm Springs area and formerly in the Bay Area. He is currently on the Architectural, Landscape and Legal Committee at the Garden Villa at the Racquet Club, a Class 1 Historic Site in Palm Springs. In addition, Vincent is a Lead Volunteer with the Palm Springs Modernism Committee and a Volunteer Assistant to the Archivist at the Palm Spring Art Museum, Architecture and Design Center of which he is a member of the Architecture and Design Council. He is also a member of the Palm Springs Preservation Foundation. Previously he served as a consulting Senior Associate with Lerner and Associates, Architects assigned to a number of preservation planning projects, primarily based in San Francisco, CA.

Mr. Marsh was employed with the City of Sacramento from 1999 until 2003 as a Senior Planner position within the Planning and Building Department, where he served as the City's Preservation Director. His accomplishments in Sacramento included a comprehensive update of the City's Preservation program. Under his tenure and leadership the City adopted a new Preservation Element, a Preservation Incentives program, and a new Historic Preservation Ordinance. He also supervised the work of four consultants who are completing a Citywide Cultural Resources Survey, which proposed ten new Historic Districts and fifty new landmarks. In addition, he supervised and managed the workflow and staffing of the City's nine member Design Review and Preservation Board and the nine members Sacramento Heritage appointed by the Sacramento City Council.

Vincent Marsh is registered as a Qualified Architectural Historian with both the Northwest Information Center at Sonoma State University in Rohnert Park and with the North Central Information Center at California State University in Sacramento, CA. Mr. Marsh meets the Professional Qualifications Standards for the Architectural History classification as found in 36 CFR Part 60 of the Federal regulations. In addition, the State Office of Historic Preservation (SOHP) has previously determined that Mr. Marsh meets the professional qualifications as an Historian and as a Preservation Planner during his tenure staffing two existing Certified Local Government (CLG) programs in San Francisco and in Sacramento, CA. Finally, Vincent Marsh

is listed on the Register of Professional Historians (No. 589) which is maintained by the California Council for the Promotion of History (CCPH).

Prior to September of 1999, Vincent was employed as a Preservation Planner within the Citywide Policy and Analysis Division of the San Francisco Planning Department where he drafted a new Preservation Element, Implementation Program Document of the General Plan, and a series of Preservation Briefs for the City of San Francisco. Vincent was assigned General Plan Referrals and a comprehensive review, evaluation and update of the City's Neighborhood Commercial Controls, which were first adopted by the City in 1987. Additionally, he also was involved in major planning efforts and cultural resources assessments for the Presidio National Park, Treasure Island, Golden Gate Park, Mid-Market, Civic Center, and properties under the jurisdiction of the Port of San Francisco and the San Francisco Redevelopment Agency. For eight years, he served as the Secretary and the primary staff to the San Francisco Landmarks Preservation Advisory Board. In that position he worked closely with project sponsors, property owners, neighborhood associations and individuals on thousands of preservation related projects in the Downtown and Citywide. He authored and recommended approvals for four historic district nominations, scores of local landmark nominations, and undertook a major thematic survey of 2,000 Unreinforced Masonry Buildings (UMBs) with the assistance of fifteen A.I.A. volunteers, who also developed a set of Design Guidelines to seismically retrofit UMBs.

In years past, Vincent Marsh served as a Field Representative to the Western Regional Office of the National Trust for Historic Preservation, and as an Agency Relations Associate/ Neighborhood Planner with United Way of the Bay Area. In Boston, Massachusetts he was employed as an Urban Design consultant to a private firm and for six years was employed as Executive Director of a Neighborhood Center in the North End/Waterfront area. Vincent Marsh currently serves as a member of the Board of Directors for the Friends of 1800 Market Street, which helped to save the historic Carmel Fallon Building in San Francisco. He recently completed an eight-year term on the Board of Directors of the National Alliance of Preservation Commissions.

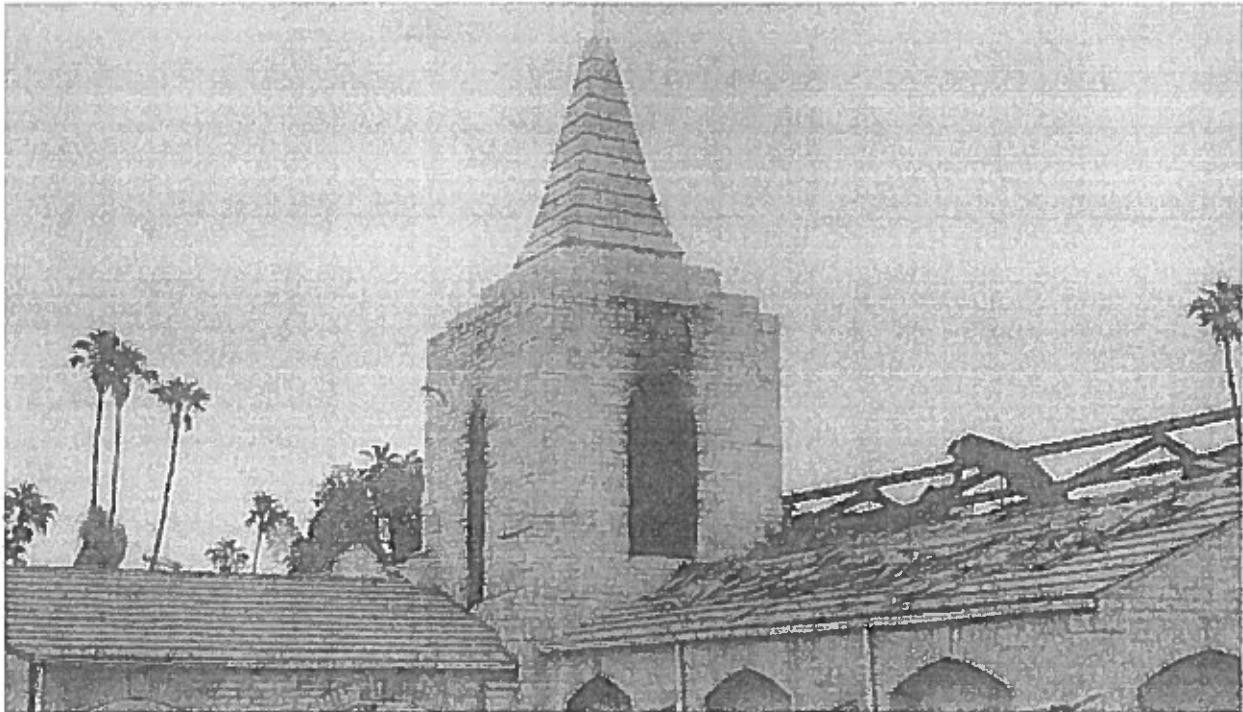
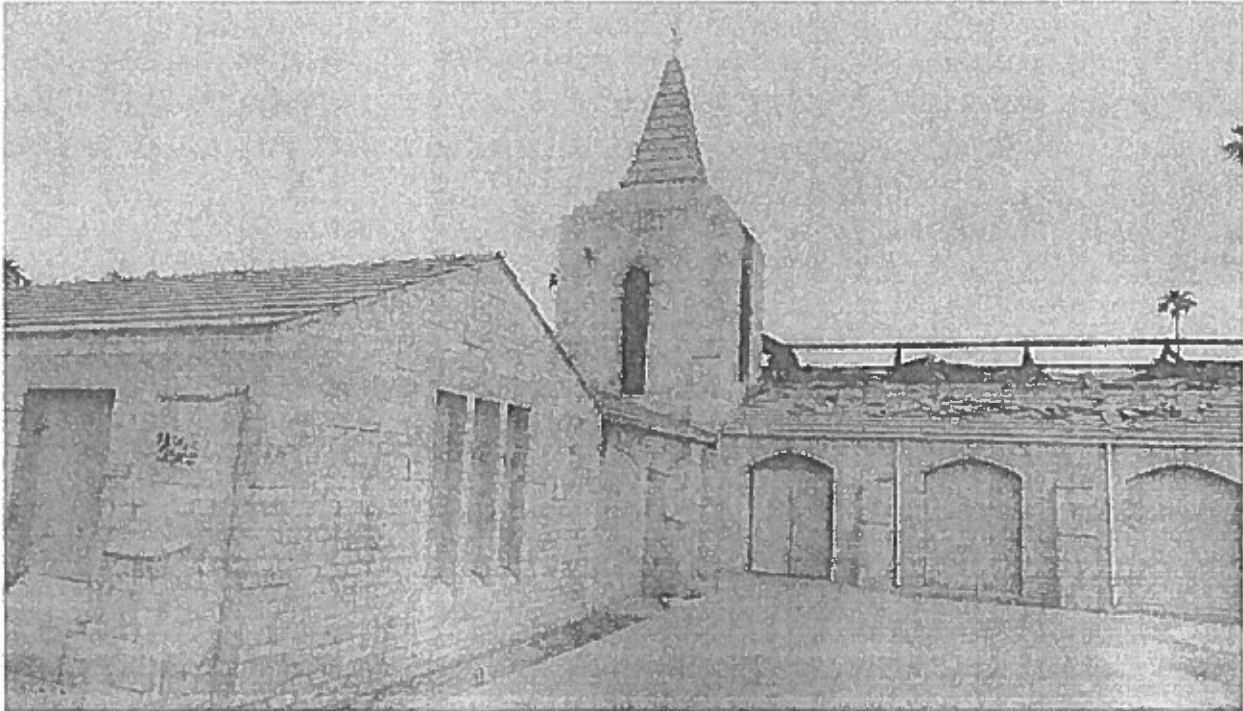
In the recent past, he has served as Treasurer for the Northern California Chapter of the Society of Architectural Historians. Mr. Marsh also served for a period of eight years as a member of the Board of Directors of the California Preservation Foundation (CPF), a statewide nonprofit preservation organization and volunteered for a number of committees and programs of CPF.

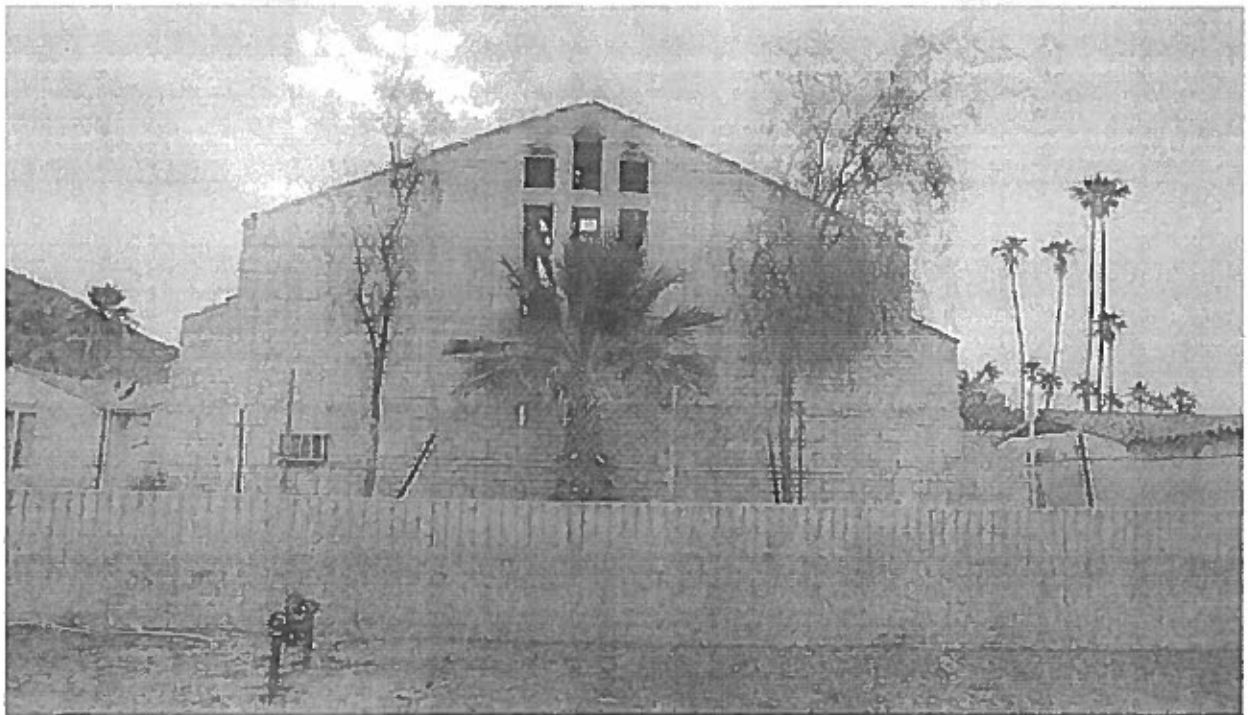
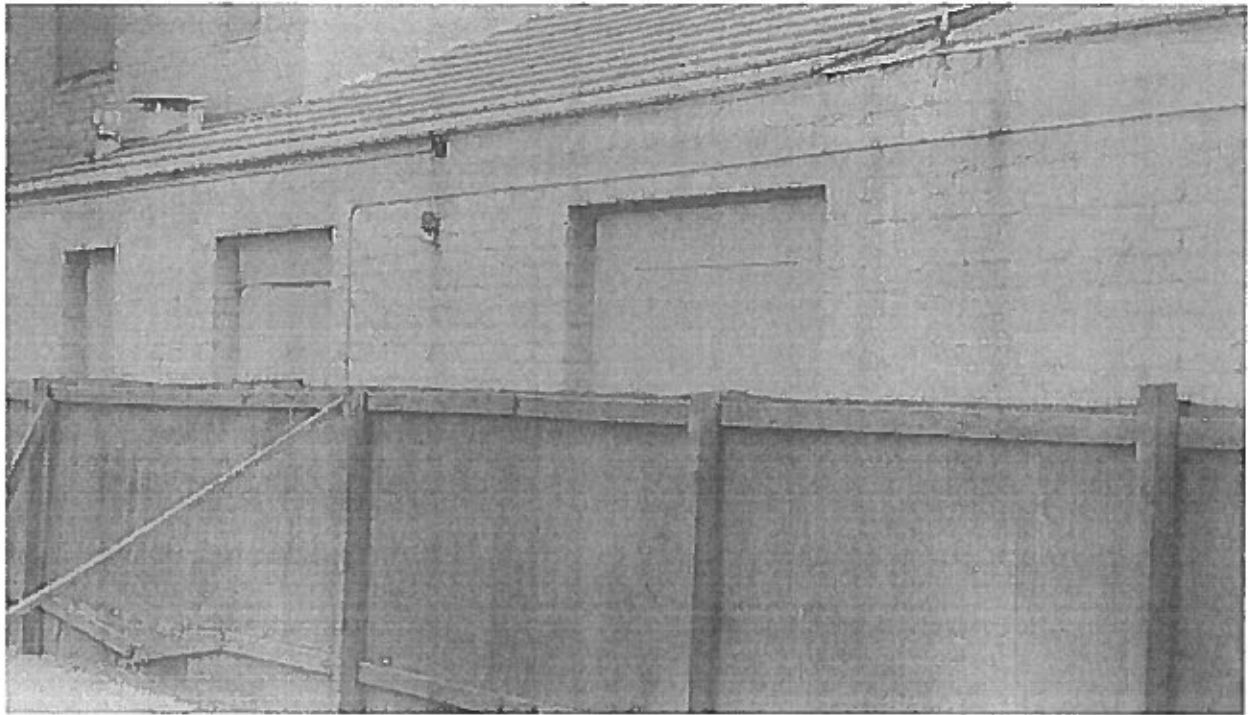
Vincent Marsh has an undergraduate degree from S.U.N.Y. at Buffalo, a Master's Degree in Community Organization and Planning from the University of Connecticut and a Master's Degree in City and Regional Planning with a specialization in Historic Preservation from Cornell University in Ithaca, New York. His thesis, *A Preservation Planning Study for the North End Waterfront of Boston, Massachusetts* won an Urban Design Fellowship from the National

Orchid Tree Resort & Spa Project Church Project, Palm Springs, CA

Endowment for the Arts. He also attended the Massachusetts Institute of Technology, Urban Studies Master's Program in Cambridge, MA prior to full time studies at Cornell University.

1 Vincent Marsh, Biography and Professional Qualification Standards attached for your review.





David Newell

From: Steve Huffman <sellapartments@gmail.com>
Sent: Thursday, March 03, 2016 6:17 AM
To: David Newell
Subject: Orchid Tree
Attachments: Orchid Tree Public Notice 3.3.2016.pdf

David:

If you remember, I am the HOA President of the St. Baristo Condominiums which is on Cahuilla directly next door to the Orchid Tree parking areas on the west side of the street. Please incorporate the enclosed letter of support into the Planning Commission correspondence. Please note some of the conditions within a maintenance agreement we have with Mr. Weintraub that should be incorporated as conditions of said approval on your end.

Please confirm your receipt. Thank you.

--

Steve Huffman
Mobile: 619-997-7878



March 2, 2016

David Newell, Palm Springs City Planner
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

RE: Orchid Tree Church Development

David:

The Orchid Tree Church and property has a very direct impact on the St. Baristo Condominiums to the west as the parking area along Cahuilla which is part of the church property and is directly in front of many of our homeowners. The parking area abuts the common areas of our community and these spaces were designed similar to the design of St. Baristo. Additionally, our homeowner association has been maintaining these parking spaces for over ten years since the construction of St. Baristo.

The Planning Commission should be aware of the fact that our community has entered into a written maintenance agreement of said parking spaces. In our agreement, Mr. Weintraub has agreed to the following as it relates to these spaces:

"Developer will maintain the parking areas, pavers, asphalt, curbs, gutters, concrete, other hard surfaces or similar features of the Maintenance Area (and street, if required to do so) in a clean and orderly fashion and will undertake its best efforts to minimize noise and nuisances to HOA's homeowners from its use of such areas. Without limiting the generality of the foregoing, Developer will limit use of Maintenance Area to valet parking, if any, and will not allow the Maintenance Area to be used for construction related parking, or for deliveries, or for other non-passenger vehicle parking. Additionally, no bus parking of any size is allowed."

Our community was pleased when the entire Orchid Tree project was scaled down to be a remodel of the existing facilities. We have reviewed the revised plans completed just this week and we are in support of the revised plans in keeping with the original design and theme of the church buildings.

Sincerely,

Steve Huffman, President, St. Baristo HOA

THE ORCHID CHURCH

MARCH 2016

<p>ADDITIONAL ADJUSTABLE ABOVE FINISHED FLOOR ABOVE RAISED FLOOR AIR CONDITIONING ALTERNATE ARCHITECT (URAL) AREA DRAIN</p> <p>BLOCKING BOARD BUILDING</p> <p>CABINET CEILING CENTER CENTER LINE CERAMIC TILE CLEAR CONCRETE CONCRETE MASONRY UNIT CONSTRUCTION CONTINUOUS CONTROL JOINT</p> <p>DIAMETER DIMENSION DOUBLE DOUBLE HUNG DOWN DRAWING</p> <p>ELECTRIC ELECTRIC PANEL ELEVATOR ENCLOSURE ENGINEER EQUAL EQUIPMENT EXISTING EXTRUDE OR EXTRUSION</p> <p>FABRICATE(ED) FINISH FIXTURE FLOOR FLUORESCENT FOOT FRESH AIR INTAKE (OR INLET) FURNISH(ED) FURRING</p> <p>GALVANIZED GAUGE GROUND GYPSUM BOARD</p> <p>HEIGHT HOLLOW METAL HORIZONTAL HOT WATER INSIDE DIAMETER</p>	<p>ADD'L ADJ A.F.F A.R.F A/C ALT ARCH AD</p> <p>BLKG BD BLDG</p> <p>CAB CLG CTR CL C.T CLR CONC C.M.U CONST CONT CJ</p> <p>D.I.A. DIM DBL D.H DN DWG</p> <p>ELECT ELECT. PNL ELEV ENCL ENGR EQ EQUIP EXIST EXTR</p> <p>FAB FIN FIXT FL FLUOR FT F.A.I FURN FUR</p> <p>GALV GA GRND GYP. BD</p> <p>HT H.M HORIZ H.W LD</p>	<p>JOINT</p> <p>MANUFACTURE MANUFACTURER'S MATERIAL MAXIMUM MECHANICAL METAL MINIMUM MISCELLANEOUS</p> <p>NORTH NOT IN CONTRACT NOT TO SCALE NUMBER</p> <p>ON CENTER OUTSIDE DIAMETER OPENING</p> <p>PAIR PERFORATED(ED) PIECE/PIECES PLANTER AREA</p> <p>QUANTITY</p> <p>RADIUS REFERENCE REFRIGERATOR REINFORCE/REINFORCING REQUIRED RETURN AIR ROUGH OPENING</p> <p>SHEET SIMILAR SOUTH SMOKE DETECTOR SPEAKER SPECIFICATIONS SPRINKLER HEAD SQUARE STAINLESS STEEL STANDARD STRUCTURAL</p> <p>TELEPHONE TELEVISION TEMPORARY TONGUE AND GROOVE TYPICAL</p> <p>UNLESS OTHERWISE NOTED</p> <p>VERTICAL VINYL COMPOSITION TILE</p> <p>WITH WITHOUT WOOD</p>	<p>IT</p> <p>MFR MFR'S MATL MAX MECH MTL MIN MISC</p> <p>N N.I.C N.T.S NO. OR X</p> <p>O.C O.D OPG</p> <p>PR PERF PC./PCS P.A</p> <p>QTY</p> <p>RAD REF REFRIG REINF REQ R.A R.O</p> <p>SHT SIM S S.D SPKR SPECS S.H S.Q S.S STD STL STRUCT</p> <p>TEL TV TEMP T. & G TYP</p> <p>U.O.N</p> <p>VERT V.C.T</p> <p>W/ W/O WD</p>	<p>•APPLICABLE CODES: - 2013 CALIFORNIA BUILDING CODE - PALM SPRINGS MUNICIPAL CODE</p>	<p>Adaptive reuse of the existing church building into 12 hotel guest rooms, hotel service, an attached restaurant and attached spa with 28 total surface parking stalls.</p>	
<p>APPLICABLE CODES</p>		<p>PROJECT DESCRIPTION</p>		<p>PROJECT LOCATION</p>		
<p>PROJECT TEAM</p>		<p>LOT INFO</p>		<p>VICINITY MAP</p>		
<p>ABBREVIATIONS</p>		<p>ZONING INFO</p>		<p>SHEET INDEX</p>		

•Architect:
Douglas W. Burdge, A.I.A.
Burdge & Associates Architects, Inc
21235 Pacific Coast Hwy
Malibu, CA 90265
Tel. (310) 456-5905
Fax. (310) 456-2467

•Landscape Architect:
Victoria Pakshong
324 Sunse Avenue Suite E
Venice, CA 90291
Tel. (310) 450-8100
Fax. (310) 450-8144

•Owner:
Richard Weintraub
C/O: New Church II, LLC
P.O. Box 6528
Malibu, CA 90264
TEL: 310-456-2600
Email: rweintraub@weintraubre.com

•ADDRESS: 284 S. CAHUILLA RD
PALM SPRINGS, CA, 92262

•OWNER: Richard Weintraub
C/O: New Church II, LLC
P.O. Box 6528,
Malibu, CA 90264
TEL: 310-456-2600
Email: rweintraub@weintraubre.com

•LEGAL DESCR.: See Survey

•A.P.N.: 513-152-006

•TYPE OF CONSTRUCTION: EXISTING TYPE III - SPRINKLERED

•NUMBER OF STORIES: 1 to 2

•SPRINKLERED: YES

•ZONE: R-3

•OCCUPANCY: MIXED R-1, A-2, A-3

•HISTORIC CLASS: CLASS 1

Parking:
Required: Exempt - Class 1 Historic Structure
Proposed Parking: 3HC Stalls
1 Standard Stall
24 Off - Site Standard Stalls
28 Total Stalls

BY FLOOR

1ST FLOOR: (E) 13,634 SF
2ND FLOOR:(E) 3,002 SF

Total = 16,636 SF

BY USE

(12) GUEST ROOMS: 5,304 SF
HOTEL SERVICE: 2,402 SF
RESTAURANT: 3,734 SF
SPA: 3,488 SF
OTHER: 1,673 SF
TOTAL : 16,636 SF

RESTAURANT

KITCHEN / BAR: 1,577 SF
INSIDE DINING: 2,157 SF
OUTSIDE DINING: 1,842 SF
INSIDE SEATS: 68 SEATS
OUTSIDE SEATS: 64 SEATS

SPA

EMPLOYEES: 6

GENERAL

T-1.1 COVER SHEET/ PROJECT INDEX

ARCHITECTURAL

A-0.1 SITE PLAN

A-1.1 EXISTING FIRST FLOOR
A-1.2 EXISTING SECOND FLOOR
A-1.3 PROPOSED FIRST FLOOR PLAN
A-1.4 PROPOSED SECOND FLOOR PLAN

A-2.1 PROPOSED ELEVATIONS
A-2.2 PROPOSED ELEVATIONS
A-2.3 PROPOSED ELEVATIONS

A-3.1 PROPOSED SECTIONS

A-6.1 MATERIAL SCHEDULE

L1.00 LANDSCAPE PLAN AND CONCEPTS
L2.00 PLANING LEGEND

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03-02-2016	FOR CITY SUBMITTAL
02-26-2016	FOR CITY SUBMITTAL
MARK	DATE DESCRIPTION

ORCHID CHURCH

284 South Cahuilla Road
Palm Springs, CA

BURDGE & Associates ARCHITECTS

21235 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

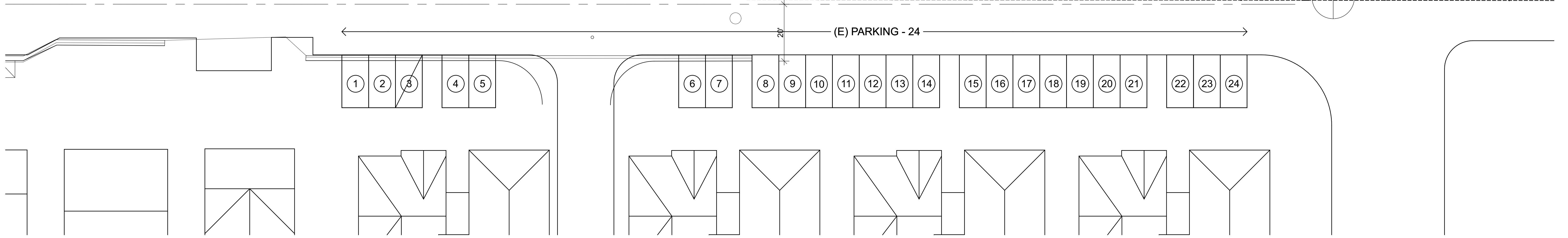
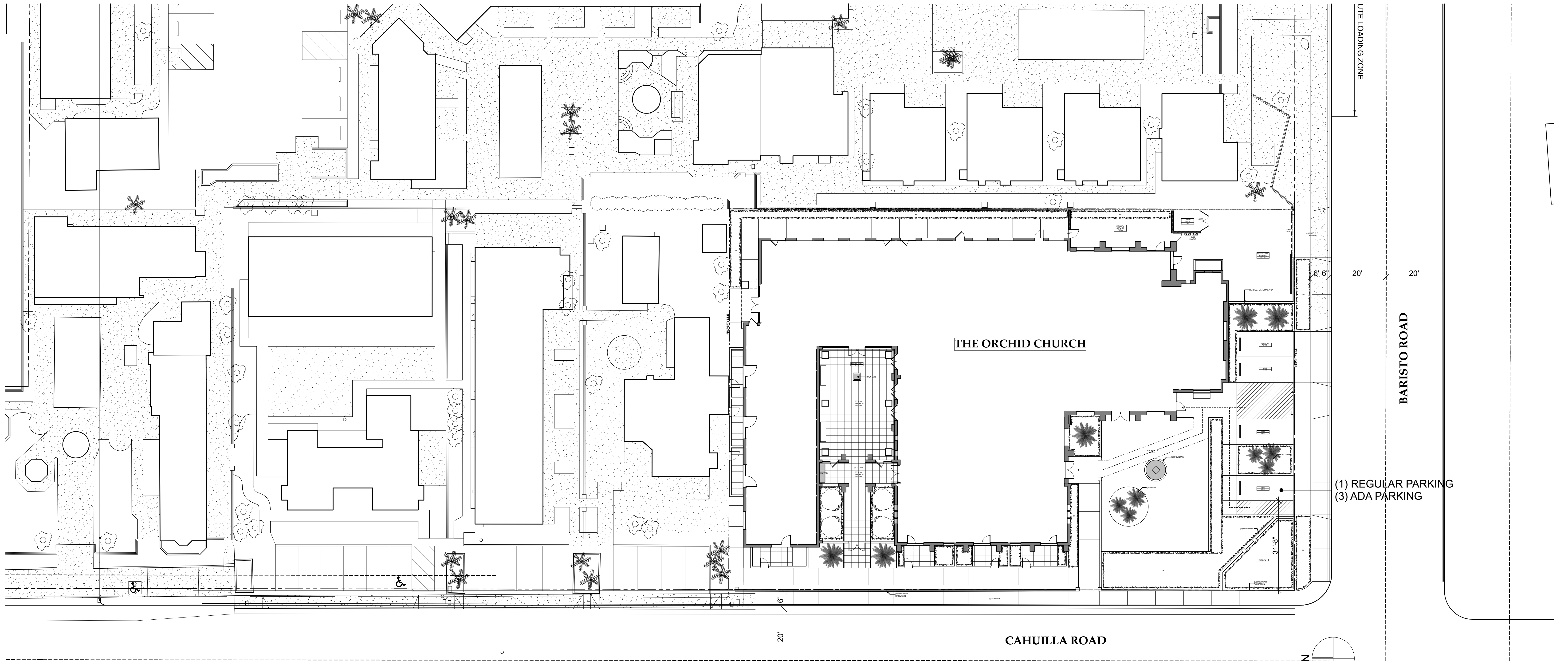
480 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL: 208-495-3228

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SHEET TITLE
COVER SHEET/
PROJECT INDEX

DRAWING NO.
T-1.1

PROJECT ORCHID CHURCH
DATE Plot Date: 3/2/16
DRAWN BY D.W.B., **SCALE:**



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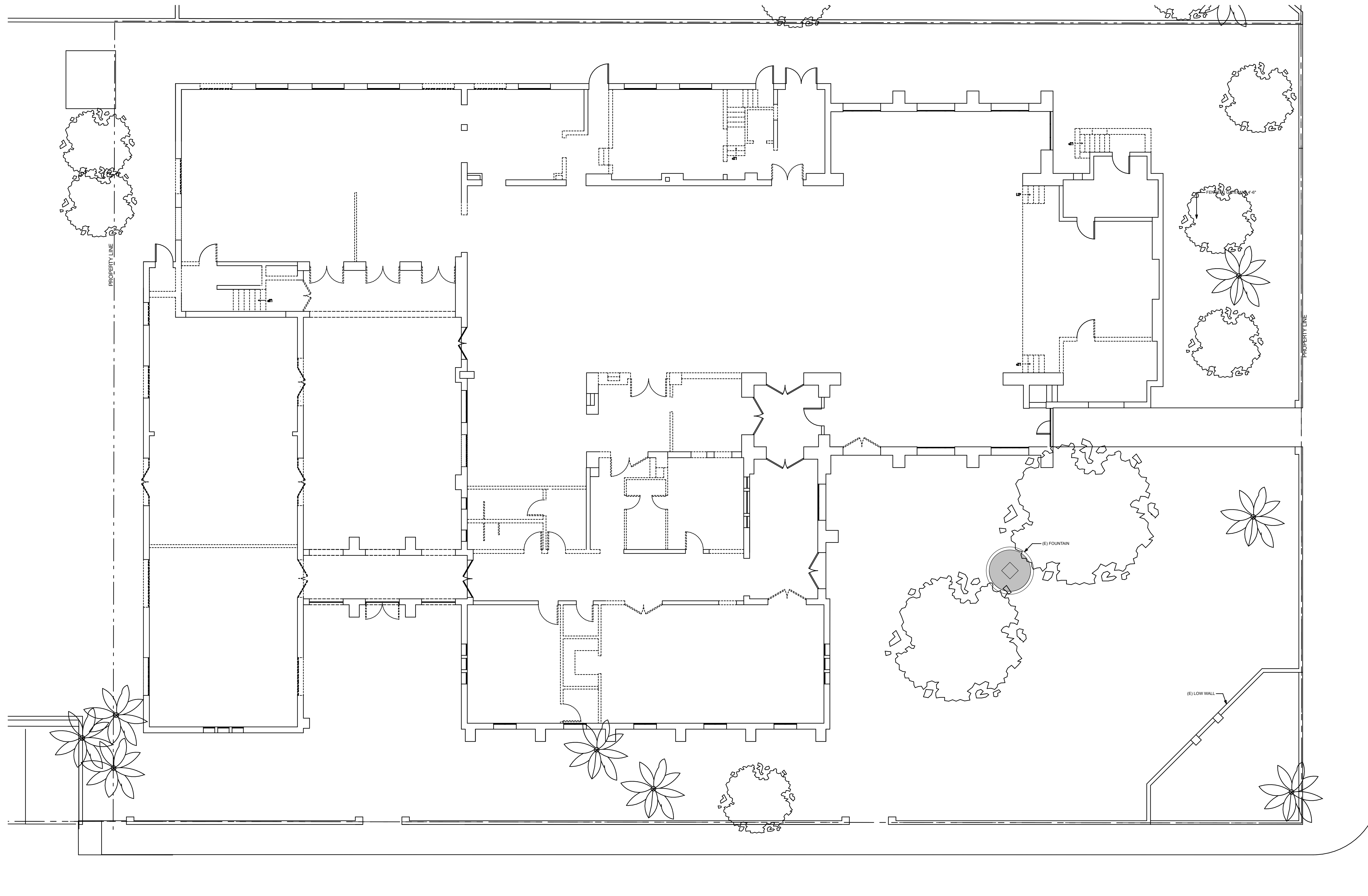
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SHEET TITLE
SITE PLAN

DRAWING NO.
A-0.1

PROJECT	ORCHID CHURCH	SCALE:
DATE	Plot Date: 3/2/16	1/16" = 1'-0"
DRAWN BY	D.W.B.,	



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ORCHID CHURCH

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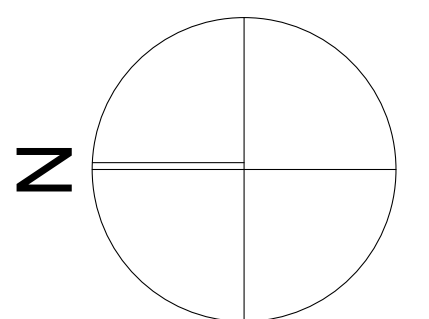
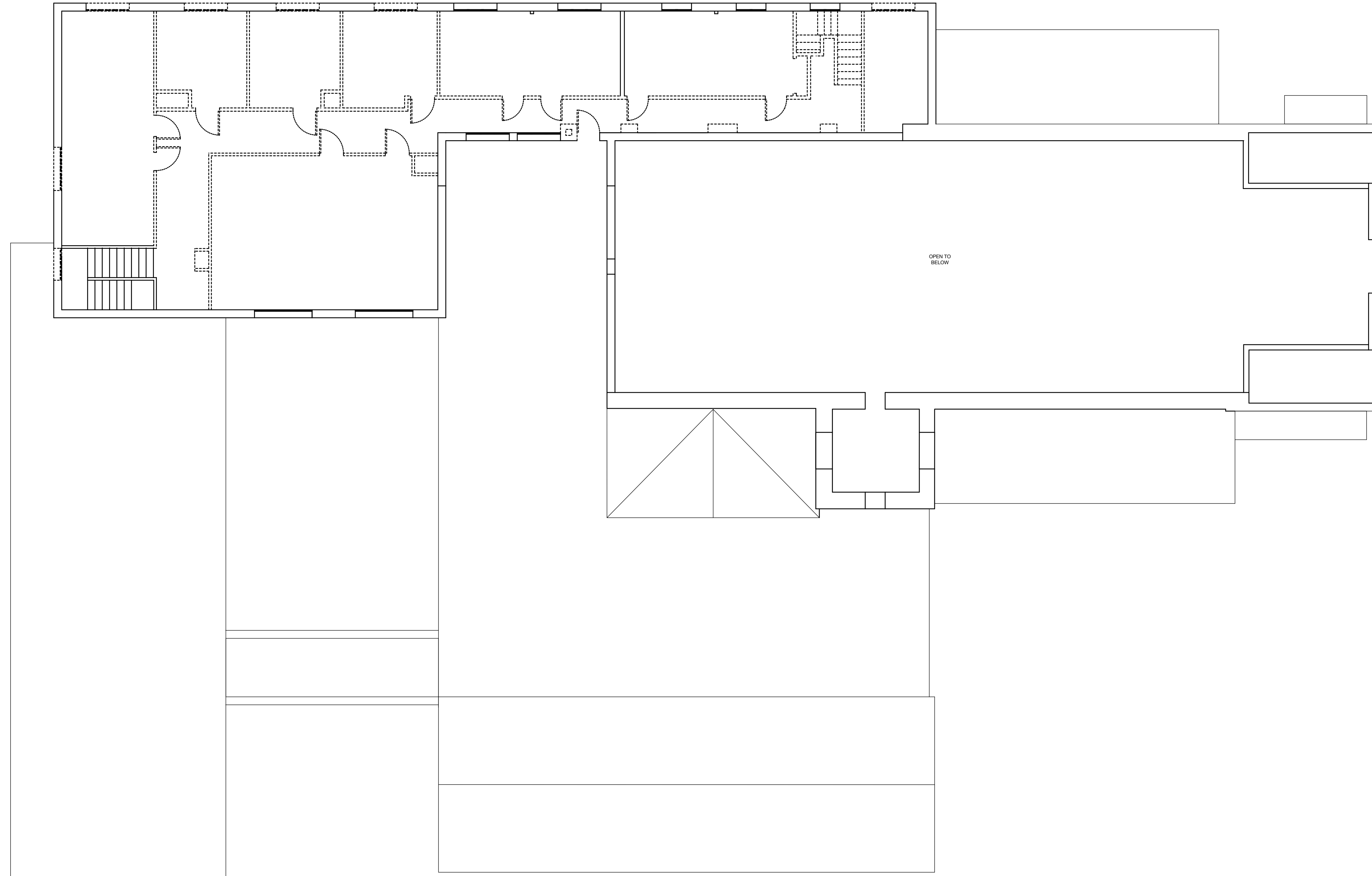
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SHEET TITLE
EXISTING FIRST FLOOR
PLAN

DRAWING NO.
A-1.1

PROJECT	ORCHID CHURCH	SCALE:	1/8" = 1'-0"
DATE	Plot Date: 3/2/16		
DRAWN BY	D.W.B.,		



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MARK	DATE	DESCRIPTION

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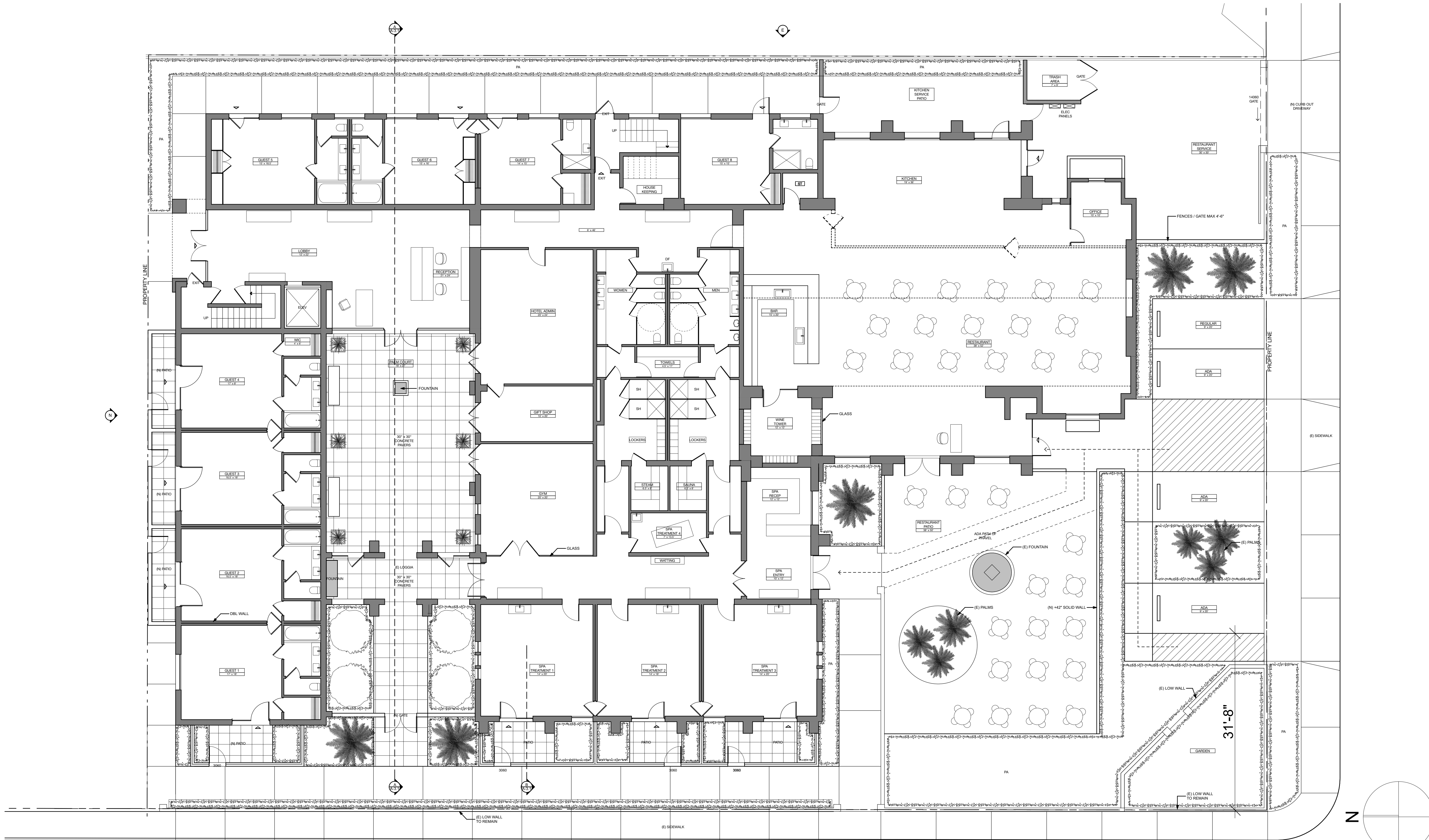
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TEL: 208-495-3228

SHEET TITLE
EXISTING SECOND
FLOOR PLAN

DRAWING NO.
A-1.2

PROJECT	ORCHID CHURCH	
DATE	Plot Date: 3/2/16	SCALE:
DRAWN BY	D.W.B.,	1/8" = 1'-0"



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ORCHID CHURCH

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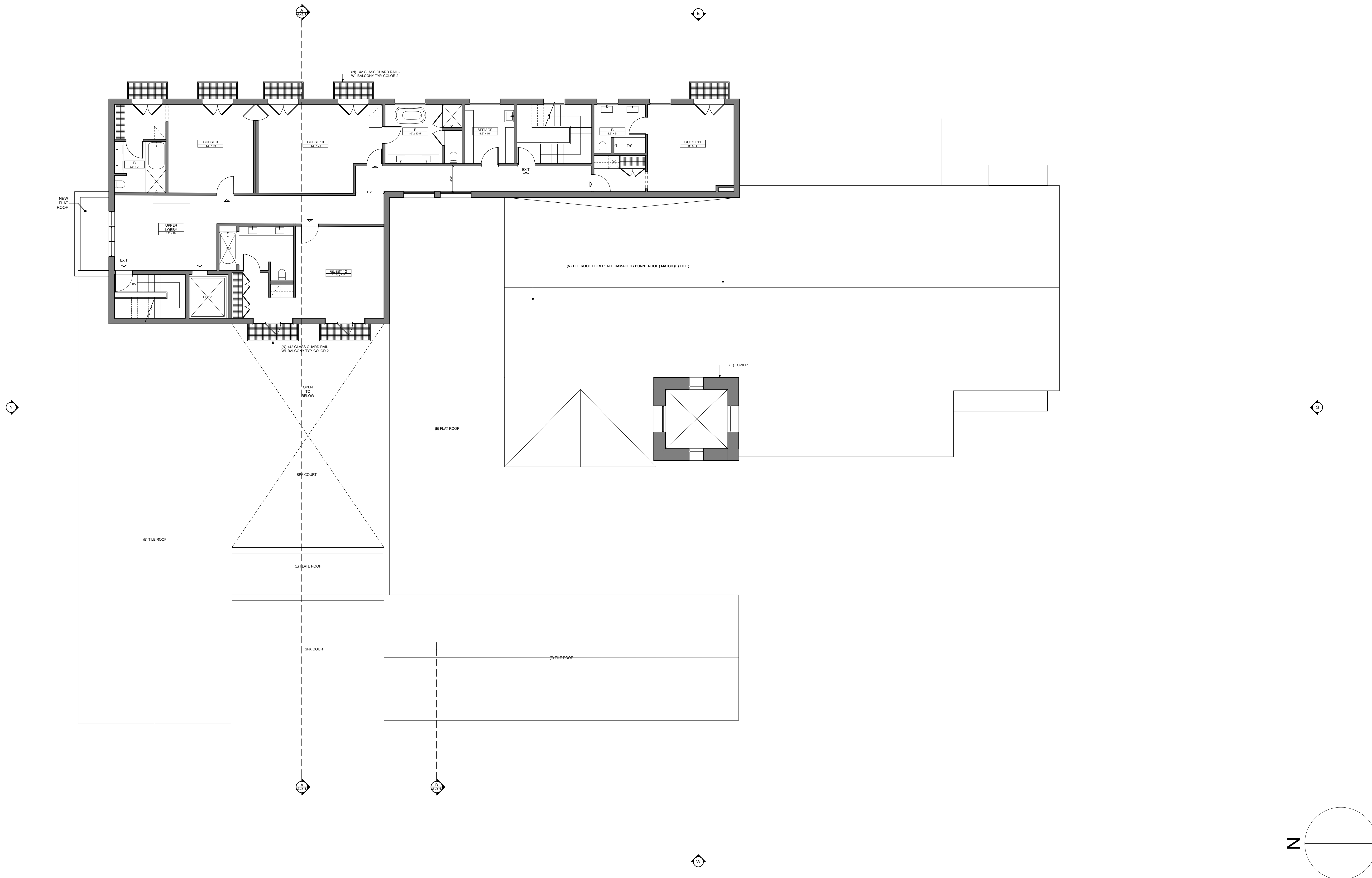
480 WASHINGTON AVE.
SUITE 204 C
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TEL: 208-495-3228

SHEET TITLE
PROPOSED FIRST
FLOOR PLAN

DRAWING NO. **A-1.3**

PROJECT ORCHID CHURCH
DATE Plot Date: 3/2/16
DRAWN BY D.W.B.,

SCALE: 1/8" = 1'-0"



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ORCHID CHURCH

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SHEET TITLE
PROPOSED SECOND FLOOR PLAN

DRAWING NO.
A-1.4

PROJECT	ORCHID CHURCH	SCALE:	1/8" = 1'-0"
DATE	Plot Date: 3/2/16		
DRAWN BY	D.W.B.,		



EXISTING WEST ELEVATION 1
SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION 2
SCALE: 1/8" = 1'-0"

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ORCHID CHURCH

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SHEET TITLE	
WEST ELEVATION	
DRAWING NO.	
A-2.1	
PROJECT	ORCHID CHURCH
DATE	Plot Date: 3/2/16
DRAWN BY	D.W.B.,
SCALE:	1/8" = 1'-0"



EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0"

1



PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"

2

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ORCHID CHURCH

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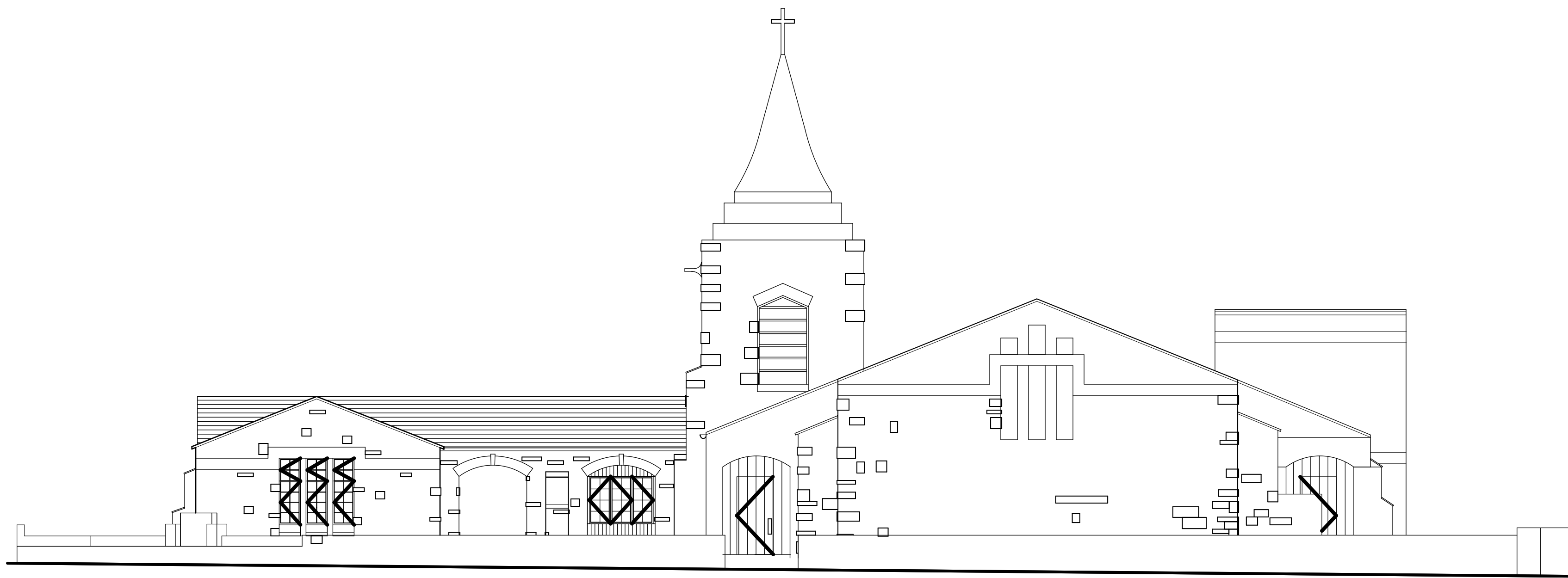
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SUITE 204 C
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TEL: 208-495-3228

SHEET TITLE
EAST ELEVATION

DRAWING NO.
A-2.2

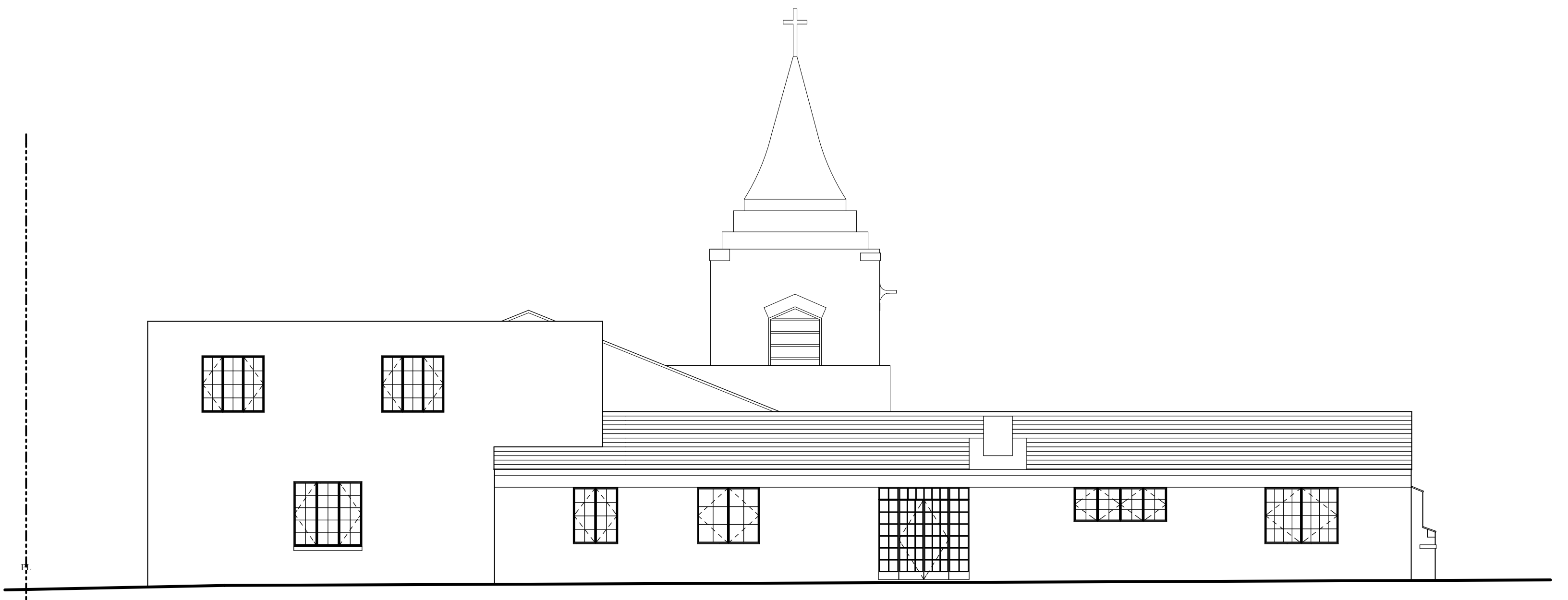
PROJECT	ORCHID CHURCH	SCALE:	1/8" = 1'-0"
DATE	Plot Date: 3/2/16		
DRAWN BY	D.W.B.,		



EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

3



EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"

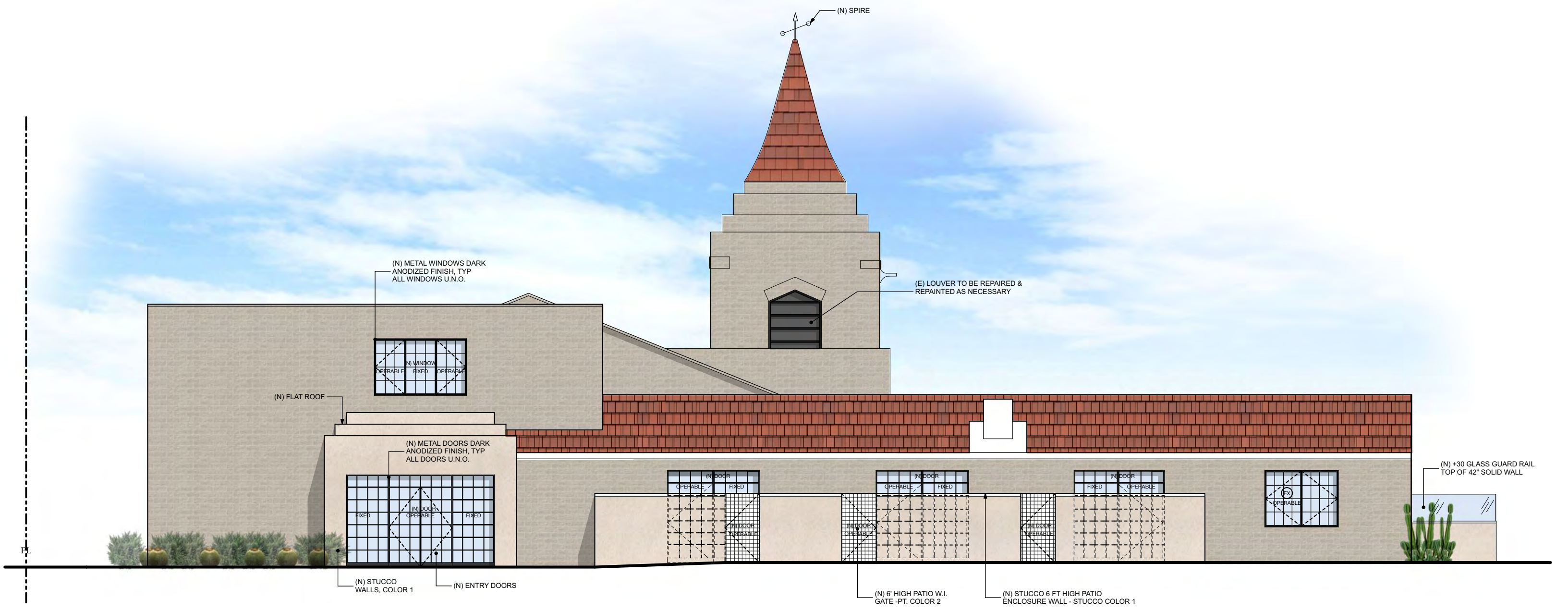
1



PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

4



PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"

2

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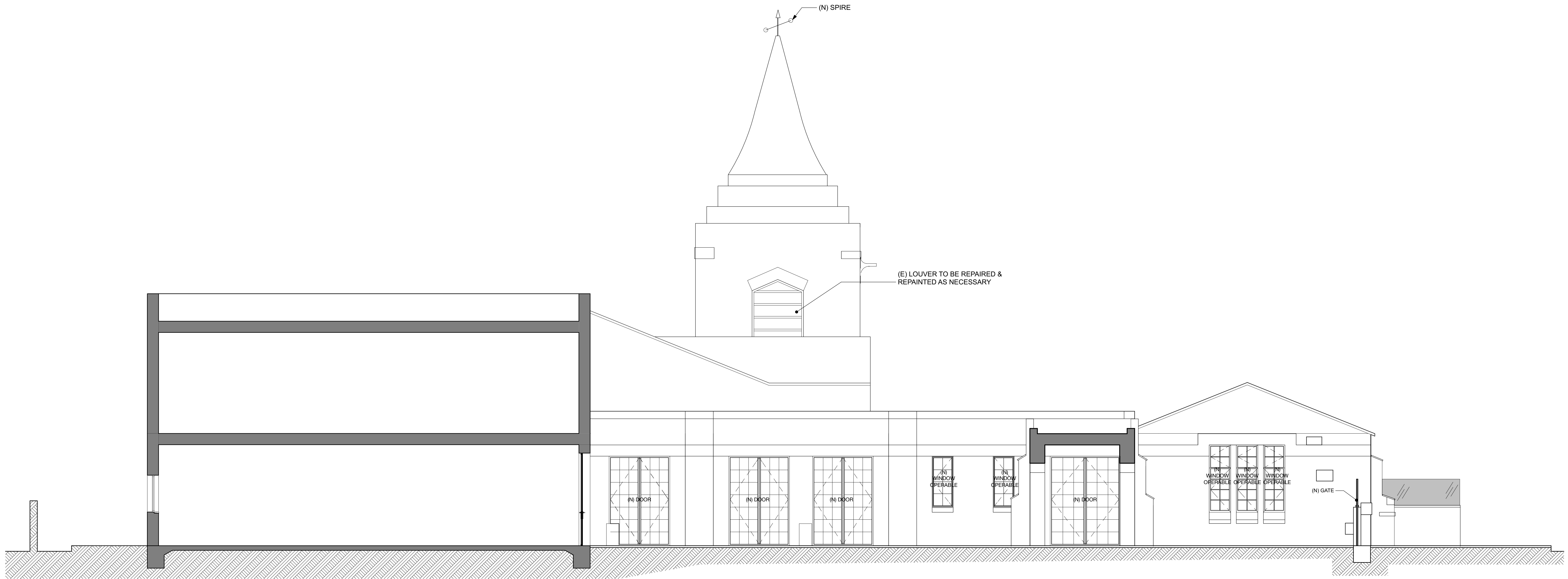
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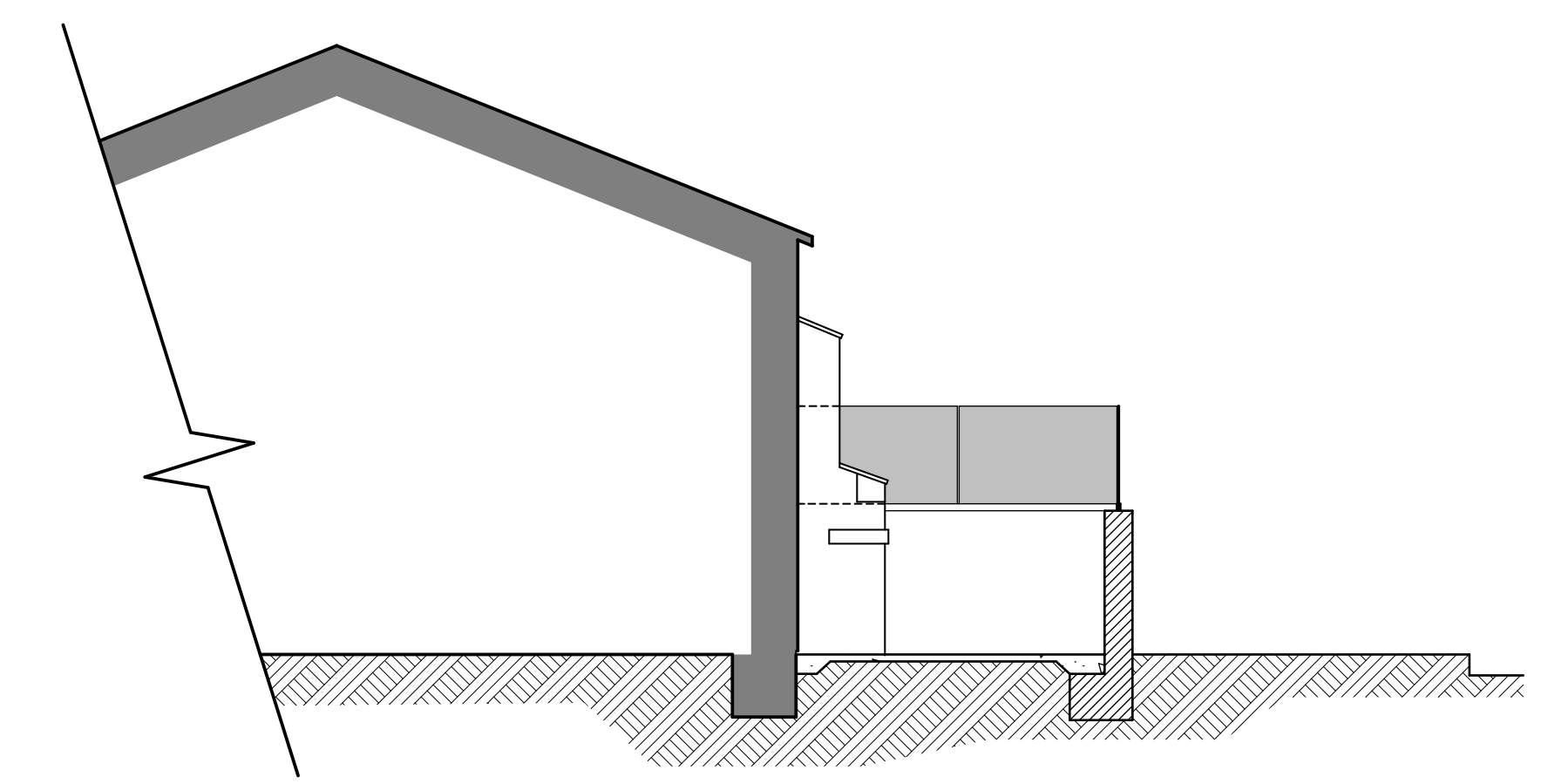
SHEET TITLE
NORTH AND SOUTH
ELEVATION

DRAWING NO.
A-2.3

PROJECT	ORCHID CHURCH	SCALE:	1/8" = 1'-0"
DATE	Plot Date: 3/2/16		
DRAWN BY	D.W.B.,		



SECTION A
SCALE: 1/4" = 1'-0" **1**



SECTION B
SCALE: 1/4" = 1'-0" **2**

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ORCHID CHURCH

284 South Cahuilla Road
Palm Springs, CA

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480 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL: 208-495-3228

SHEET TITLE
PROPOSED SECTION

DRAWING NO.
A-3.1

PROJECT	ORCHID CHURCH	SCALE:	1/8" = 1'-0"
DATE	Plot Date: 3/2/16		
DRAWN BY	D.W.B.,		



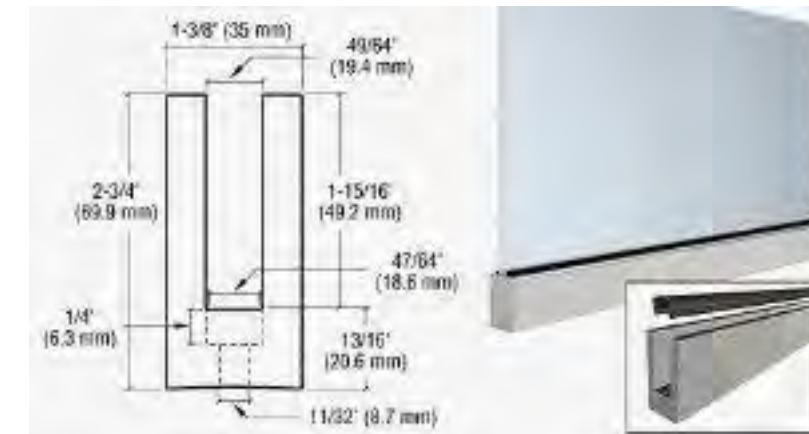
Egg Shell
73 (76)
Base 100



ITEM#3



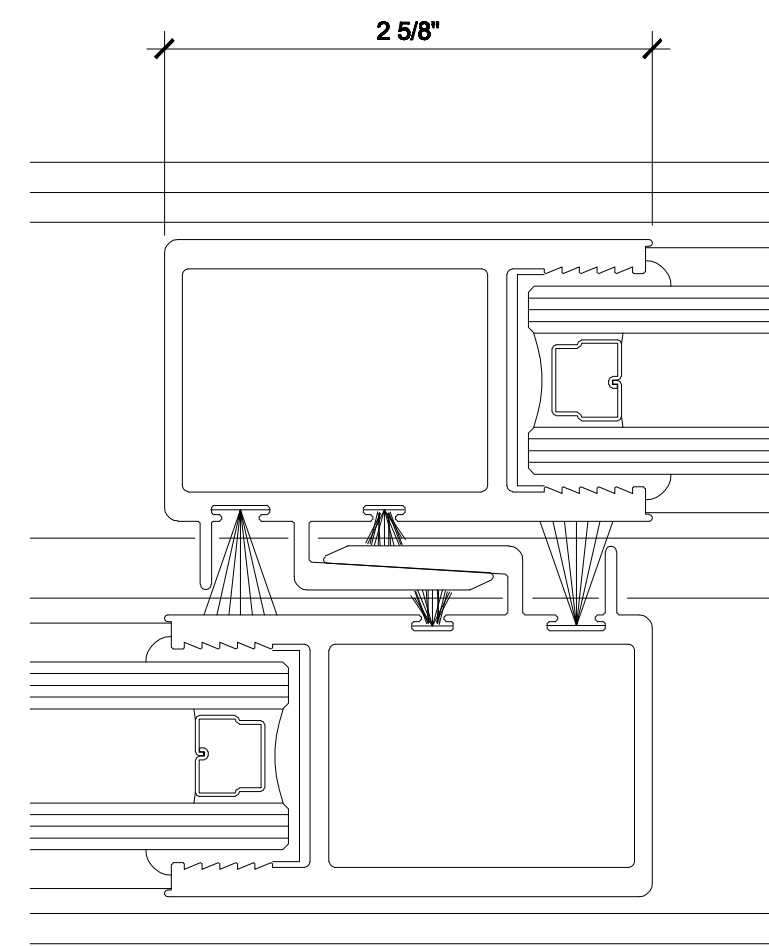
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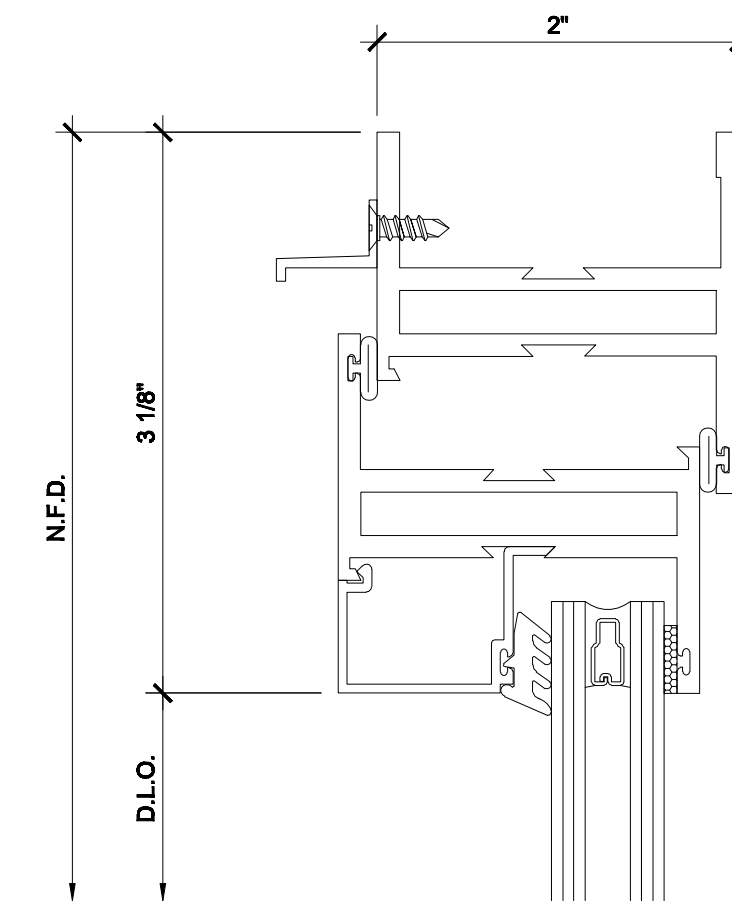
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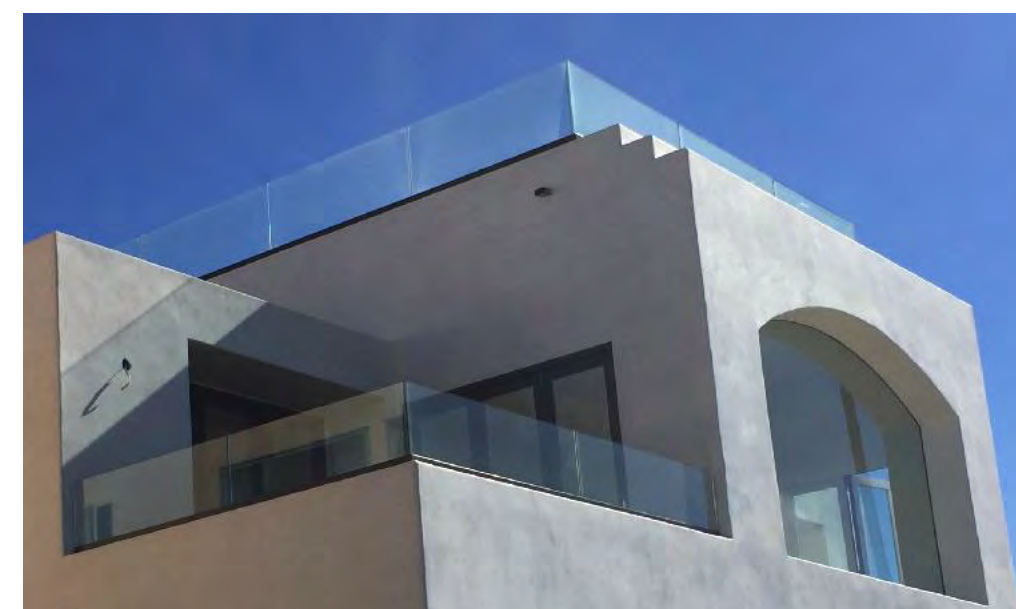
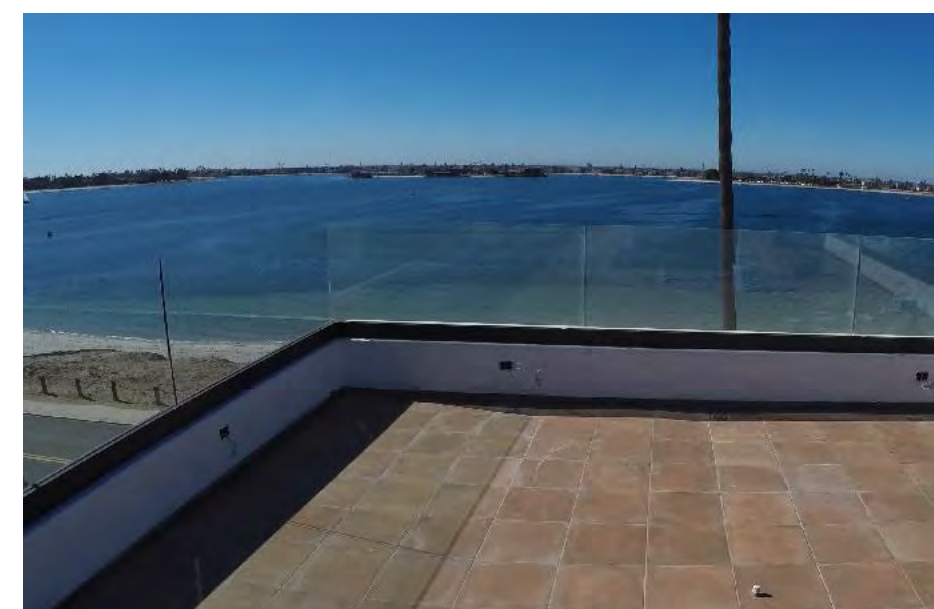
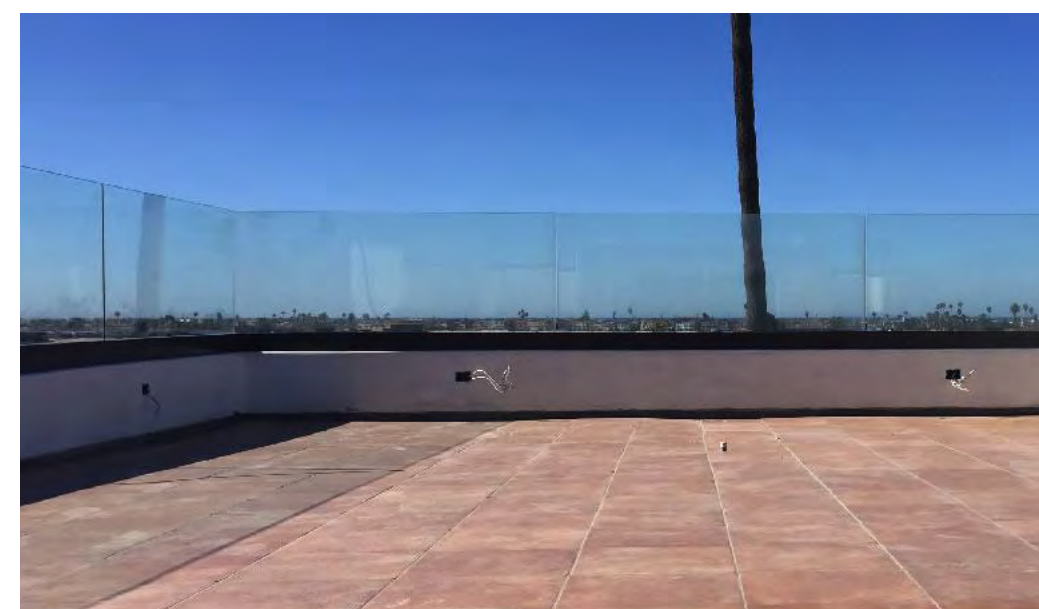
ITEM#4-6



ITEM#5



ITEM#4



ITEM#6

Orchid Church

283 S. Cahuilla Rd., Palm Springs, CA 92262

Burdge & Associates Architects, Inc.

Material Schedule

Dated: 02/24/16

Item #	Item Description	Manufacturer	Specification	Finish	Color
1	Stone Walls	Existing to remain	Existing To Remain	Rough	Existing Color To Remain
2	Roofing	Ludowici	Classic flat interlocking clay tile to match existing	match existing	match existing
3	Low Stucco Walls	La Habra	Platinum Plus	Santa Barbara Mission Finish	Egg Shell 73 (76)
4	Windows	Metal Window Corp	Series 2000	Organic Coating 70% Kynar	Match Dunn Edwards Renwick Brown DET630
5	Exterior Door	Metal Window Corp	Series 4000	Organic Coating 70% Kynar	Match Dunn Edwards Renwick Brown DET630
6	Railing and Fences		Glass Railing in Metal U-channel	Powder Coat	Match Dunn Edwards Renwick Brown DET630
7	Pavers	Stepstone	30" x 30" precast concrete paver	Medium sandblast	Granada White with Slag

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Palm Springs, CA

BURDGE & Associates ARCHITECTS

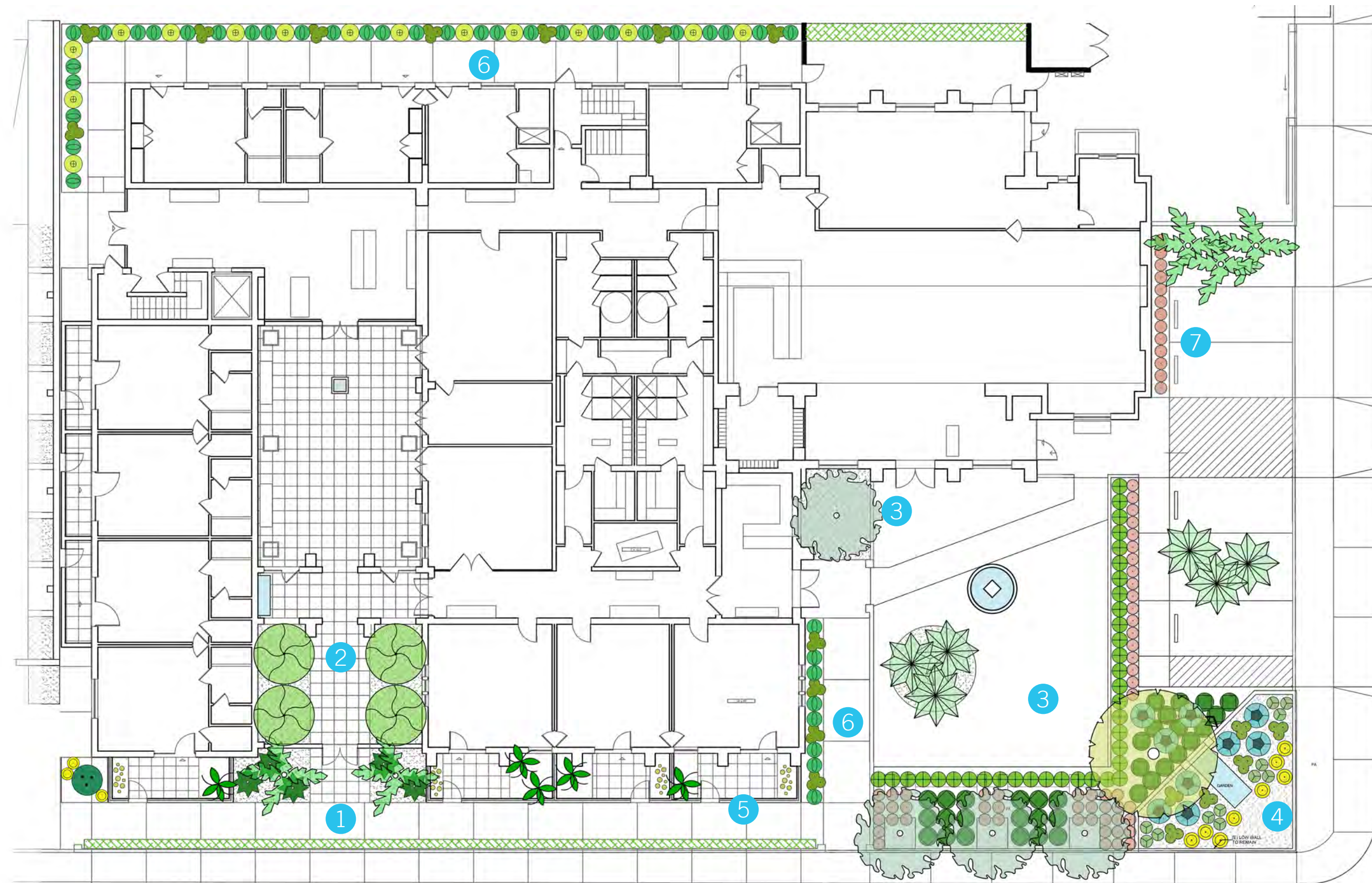
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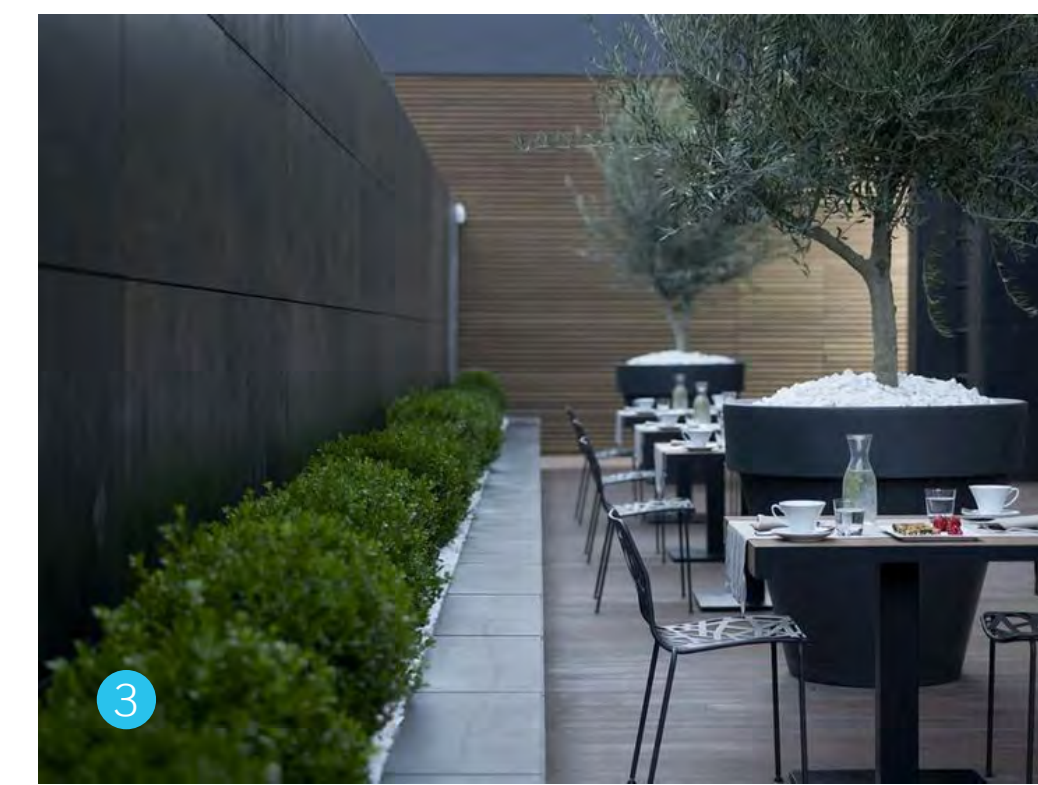
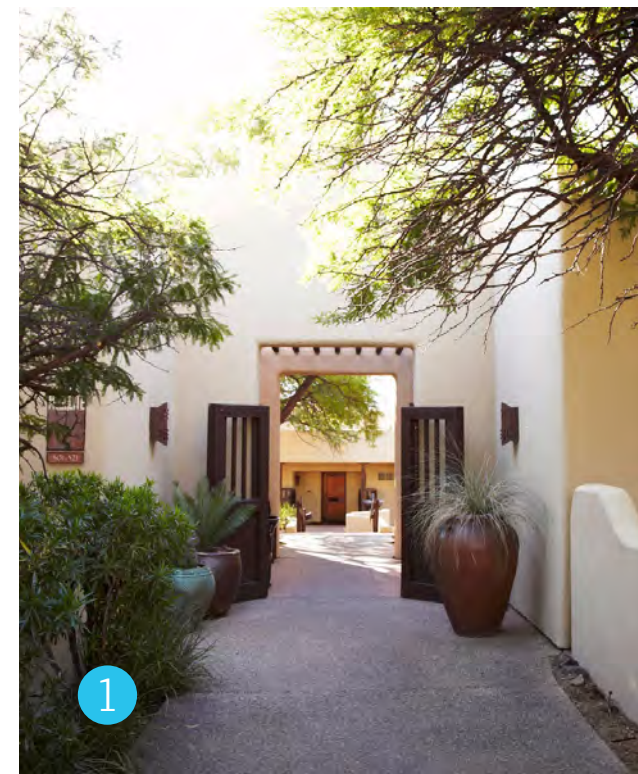
21235 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL: 310-456-5905

480 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL: 208-495-3228

SHEET TITLE	
MATERIAL SCHEDULE	
DRAWING NO.	
A-6.1	
PROJECT	ORCHID CHURCH
DATE	Plot Date: 3/2/16
DRAWN BY	D.W.B.,
SCALE:	

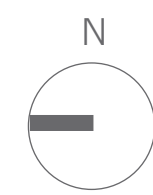


W BARISTO ROAD



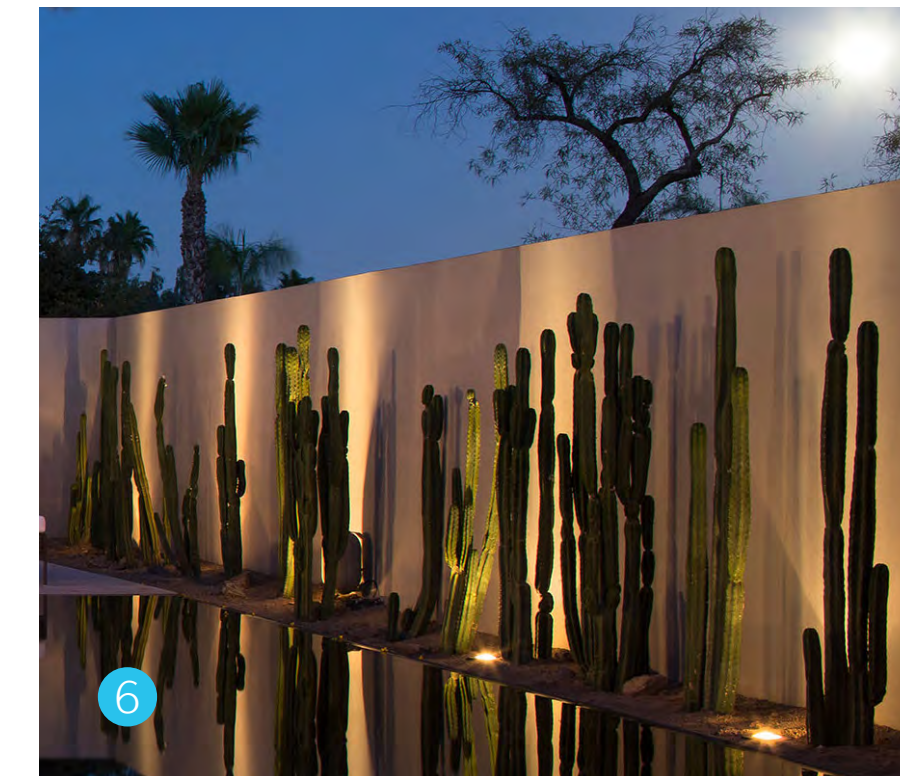
SCALE: 1/6"=1'-0"

S CAHUILLA ROAD



LEGEND

- ① SPA ENTRANCE
- ② SPA COURTYARD PLANTING
- ③ CAFE PLANTING
- ④ CORNER STREET PLANTING
- ⑤ SPA ROOM PLANTING
- ⑥ GUEST ROOM PLANTING
- ⑦ PARKING AND STREET PLANTING



[place]

[pakshong landscape and architectural collaborative]
 324 sunset avenue suite e venice ca 90291
 310 450 8100 fax 310 450 8144

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MARK	DATE	DESCRIPTION

ORCHID CHURCH

284 South Cahuilla Road
 Palm Springs, CA

BURDGE
 & Associates
 ARCHITECTS
 MALIBU SUN VALLEY

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SHEET TITLE
 LANDSCAPE PLAN
 AND CONCEPTS

DRAWING NO.
L1.00

PROJECT	ORCHID CHURCH	SCALE:
DATE	Plot Date: 2/5/16	
DRAWN BY		



Washingtonia robusta
Mexican Washingtonia



Olea europaea
Olive Tree



Cercidium-parkinsonia hybrid
Museum Palo Verde



Citrus Tree



Cycas ehrenbergia
Dwarf sago palm



Chamaedorea seifrizii
Bamboo Palm



Murraya paniculata
Orange Jessamine



Myrtus communis 'Compacta'
Dwarf Myrtle



Agave vilmoriniana
Octopus Agave



Aloe barbadensis
Aloe Vera



Pachycereus marginatus
Mexican fencepost



Espostoa guentheri
Espostoa



Echinocactus grusonii
Golden Barrel Cactus



Cercidium-parkinsonia hybrid
Hildmann's Cereus



Hesperaloe parviflora
Red Yucca



Baccharis X 'Starn'
Coyote Brush



Euphorbia rigida
Gopher Plant



Diets vegata
Butterfly Iris

OVERALL SITE PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	SPACING
EXISTING TREES					
	Existing palm trees		(E)	9	
TREES					
	Olea europaea	Olive Tree	60" box	4	15' O.C. MIN.
	Cercidium-parkinsonia hybrid	Museum Palo Verde	48" box	1	23' O.C. MIN.
	Citrus Tree	Citrus Tree	48" box	3	10' O.C.
	Washingtonia robusta	Mexican Fan Palm or Mexican Washingtonia	-	11	5' O.C. MIN.
SHRUBS					
	Cycas ehrenbergia	Dwarf sago palm	48" box	5	5' O.C.
	Chamaedorea seifrizii	Bamboo Palm	15 gal	5	-
	Murraya paniculata	orange jessamine	15 gal	36	2' O.C.
	Myrtus communis 'Compacta'	Dwarf Myrtle	15 gal	39	30" O.C.
AGAVES AND ALOES					
	Agave vilmoriniana	Octopus Agave	15 gal	9	5' O.C.
	Aloe barbadensis	Aloe Vera	5 gal	12	-
CACTI					
	Pachycereus marginatus	Mexican fencepost	15 gal	18	4' O.C.
	Espostoa guentheri	Espostoa	15 gal	36	-
	Echinocactus grusonii	Golden Barrel Cactus	5 gal	11	-
	Cereus hildmannianus	Hildmann's Cereus	24" box	1	-
	Hesperaloe parviflora	Red Yucca	5 gal	68	2' O.C.
GRASSES AND GROUNDCOVERS					
	Baccharis X 'Starn'	Coyote Brush	5 gal	34	3' O.C.
	Euphorbia rigida	Gopher Plant	1 gal	20	3' O.C.
	Diets vegata	Butterfly Iris	1 gal	280 sf	30" O.C.

[place]

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SHEET TITLE PLANTING LEGEND	
DRAWING NO. L2.00	
PROJECT ORCHID CHURCH	SCALE:
DATE Plot Date: 2/5/16	
DRAWN BY	