



CITY COUNCIL STAFF REPORT

DATE: May 4, 2016 UNFINISHED BUSINESS

SUBJECT: REPORT ON THE PROPOSED SECURITY PLAN FOR THE TOWN & COUNTRY CENTER, LOCATED AT 146-174 N. PALM CANYON DRIVE AND 167-171 N. INDIAN CANYON DRIVE (HSPB #51).

FROM: David H. Ready, City Manager

BY: Department of Planning Services

SUMMARY

On April 20, 2016, the City Council approved a Class 1 historic designation for the Town & Country Center. As part of the discussion on the designation, Council requested that the property owner prepare a security plan for the site and bring the item back for discussion on the May 4, 2016 City Council agenda.

RECOMMENDATION:

Review the security plan, and refer final review and approval of the security plan to the Downtown Palm Springs Specific Plan City Council Subcommittee (Mills/Roberts).

STAFF ANALYSIS:

The firm of Marmol Radziner, on behalf of the property owner, has prepared a temporary fencing plan for the property which has been submitted for review by the Department of Planning Services. The plan depicts the construction of a six-foot high chain link fence behind the public sidewalk along the Indian Canyon frontage, extending from the 171 building on the north to the south end of the 169 building on the south (see attached plan for building addresses and fence location). A fence segment would extend along the south side of the courtyard area, and a third segment would enclose the west boundary of the courtyard. The fence would not enclose the passageway between the buildings at 166 and 170 N. Palm Canyon Drive, so as to maintain access to tenant bathrooms in the 174 building and continue to allow egress from the interior of the site. The fence would be covered with a tan-colored windscreen fabric, as is commonly used for construction site fencing.

The property owner's representatives have discussed the addition of a smoke detection system and video monitoring, but have not yet submitted plans or specifications for the systems. In addition, the City Council directed the applicant to provide information on the structural stability of the buildings and any exterior deterioration that may need to be

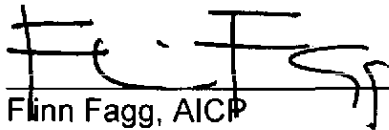
addressed. The applicant has been requested to forward this information to the Department of Planning Services.

Staff is in the process of scheduling a meeting for the City Council subcommittee to meet with the firm of Marmol Radziner to discuss the fencing plan and other site security measures. The meeting is tentatively scheduled for the week of May 9, 2016. A representative from the Fire Department will also be invited to attend and give input on the security measures.

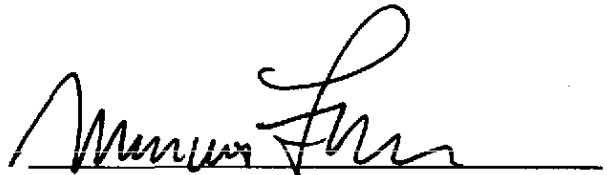
Once the security plan is reviewed by the City Council subcommittee, permits may be issued by the Building & Safety Department for the fence and any electrical work for the security systems. It is recommended that the security measures be reviewed by the City periodically to ascertain that the buildings continue to be adequately protected.

FISCAL IMPACT:

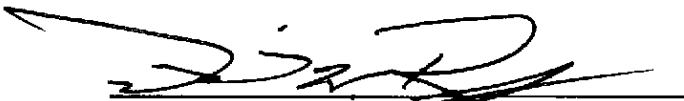
None.



Flinn Fagg, AICP
Director of Planning Services



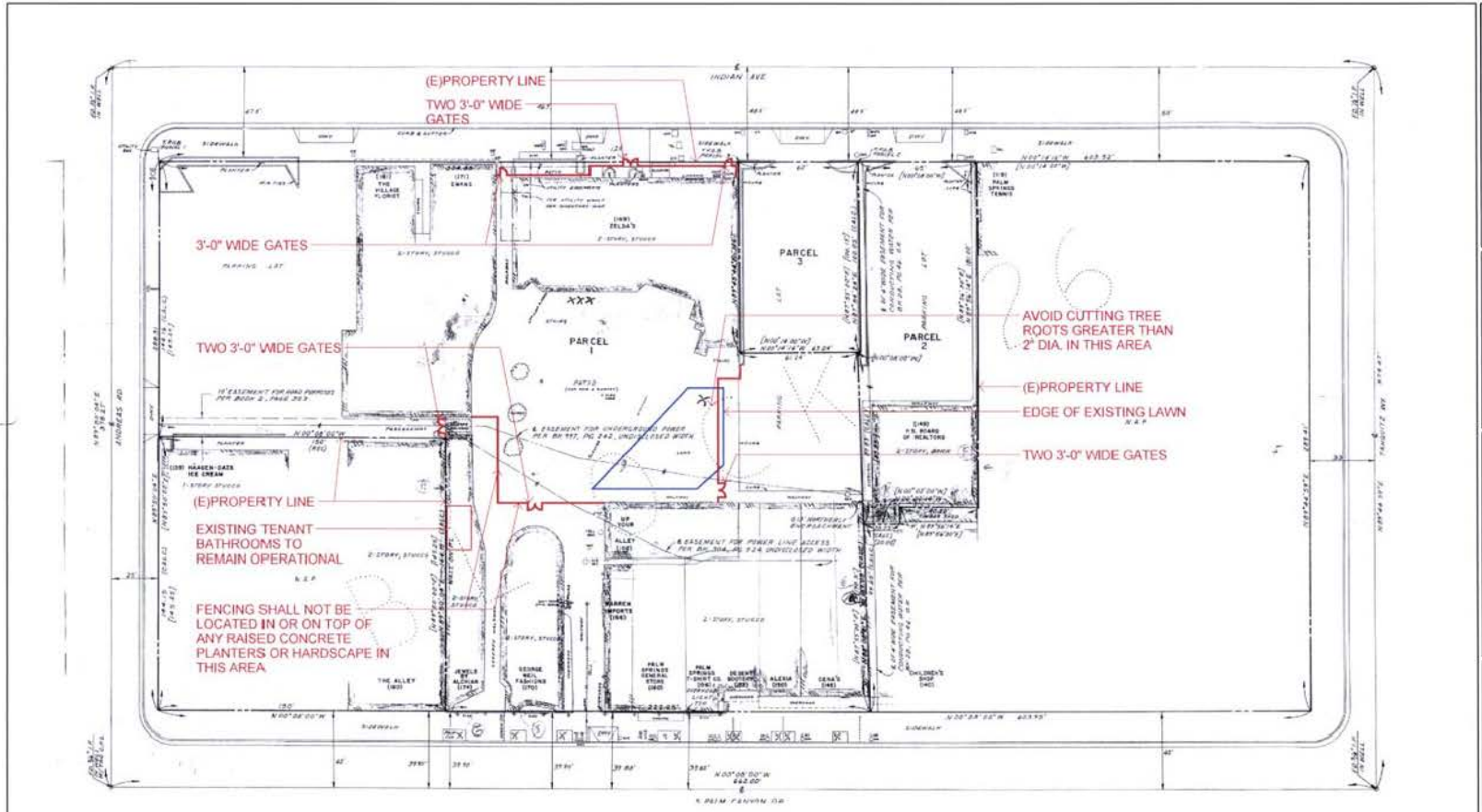
Marcus L. Fuller, MPA, PE, PLS
Assistant City Manager/City Engineer



David H. Ready, Esq., Ph.D
City Manager

Attachments:

1. Site plan – security fencing



TOWN & COUNTRY CENTER
PALM SPRINGS, CALIFORNIA

SITE FENCING DIAGRAM

SITE PLAN SCALE: 1" = 20'

TEMPORARY PROPERTY FENCING SPECIFICATION:

1. 2-1/2" DIA. GALVANIZED METAL POSTS AT 6'-0" O.C.
2. FENCE HEIGHT: 6'-0"
3. CHAIN LINK MESH WITH TAN COLORED WINDSCREEN INSTALLED ON THE OUTSIDE OF FENCE.

NOTES:

1. NO FENCE SIGNS TO BE INSTALLED BY INSTALLER.
2. FENCE POSTS ARE TO BE EMBEDDED 24" MINIMUM INTO CONCRETE WALKWAYS OR NATURAL GRADE.
3. ALL FENCE POSTS LOCATED IN EXISTING CONCRETE PATHWAYS SHALL BE CORE DRILLED.
4. FENCE POSTS SHALL NOT BE ANCHORED OR BRACED TO THE EXTERIOR SURFACE OF ANY BUILDINGS ON THE PROPERTY. ALL END POSTS SHALL TERMINATE 4" FROM THE EXTERIOR FACE OF THE BUILDINGS.

A0.3