



# CITY OF PALM SPRINGS

## DEPARTMENT OF PLANNING SERVICES

### MEMORANDUM

**Date:** September 13, 2016

**To:** Historic Site Preservation Board

**From:** Ken Lyon, RA, Associate Planner 

**Subject:** **Case 3.1198 Certificate of Approval for Courtyard Changes at the El Paseo Building, HSPB #27 – Truss & Twine Bar – Revised submittal**

---

#### SUMMARY.

At its meeting of May 10, 2016, the HSPB reviewed a Certificate of Approval request for alterations to the courtyard of the El Paseo Building. The following alterations were proposed:

1. A misting system mounted on roughly a dozen stainless steel cables strung across the courtyard and mounted to the perimeter walls and surfaces of the courtyard.
2. Removal of a Mexican Fan Palm for replacement with a mature Olive tree to provide shade.
3. Removal of several non-historic "carriage type" wall sconces with pairs of weathered steel light fixtures.
4. Various minor landscape revisions.

The HSPB voted 6-1 (Ploss opposed citing pollen issues with olive trees) to approve the proposed installation of a mature olive tree in the courtyard. The HSPB then voted 6-1 (Ploss opposed) directing the applicant to restudy and resubmit an alternative to the following items:

1. Find an alternative to the building and cable-mounted misting system that is less intrusive visually on the historic integrity of the building, and that would further reduce the risk of moisture or water infiltration into the building, specifically beams, rafter tails, and building elements that may rot.
2. Find an alternative to the light fixture that doesn't require the addition of more electrical back boxes, conduit and glare.

In response to the Board's request the applicant revised their submittal as follows:

1. The misting system previously proposed is still being proposed with the following revisions:
  - a. Reduced the number of cables strung across the courtyard from roughly a dozen to four (4).
  - b. Removal of misting ports or jets at bay windows. No change in the building-mounted

misting system except removal over the bay windows.

2. The same fixture design is being proposed, however, instead of mounting them in pairs, they would be mounted individually at each existing electrical junction box.

### ANALYSIS:

Light fixtures: Staff believes the light fixtures proposed in singles, not pairs, will have less adverse impact on the building because additional electrical back boxes and conduit would not be necessary. If the fixtures still emit glare, the applicant can address this if need be with baffles or light bulb caps.

Misting System: Staff believes the misting system, while less visually intrusive on the courtyard because of fewer cables spanning the space are proposed, still poses an adverse visual impact on the historic integrity of the courtyard. Surface mounted rigid and flexible tubing, brackets, misting ports, even if painted to match the walls visually impairs the historic integrity of the courtyard. The revised exhibits attached suggest the proposed misting system is “removable” by the applicant. However it seems highly unlikely that seasonal removal and reinstallation of all the rigid stainless steel and nylon water tubing, the stainless steel cables, connectors, misting jets and other components proposed to be strung across the courtyard, would occur.

### CONCLUSION:

Regarding the light fixtures, while in contrast to the historic character of the building, as single fixtures they should be able to work within the existing electrical system in the building without new surface mounted back boxes or conduit. Their presence is minimal and staff believes if glare problems occur, the applicant can resolve the issue with baffles or shields integrated into the light fixtures.

Staff recommends approval of the revised wall-mounted light fixture scheme as proposed.

Regarding the misting system - while there are fewer cables proposed to be strung across the courtyard, the misting system still visually adversely impairs the historic integrity of the courtyard - both with cables strung across the open space and a considerable amount of surface mounted conduit on the walls of the courtyard.

Staff recommends the HSPB direct the applicant to propose an alternative misting system requiring less attachment and impact to the building and the historic integrity and feel of the courtyard.

### ENVIRONMENTAL ANALYSIS:

The proposed alterations to the courtyard at the El Paseo Building meet the definition of a project as defined by CEQA (The California Environmental Quality Act). The El Paseo Building

was designated by the Palm Springs City Council as a Class 1 historic site and thus meets the definition in CEQA of a historic resource. CEQA allows for a Categorical Exemption of a project from further analysis under CEQA involving a historic resource if it can be concluded that the proposed project is consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties and will not materially impair the significance of a historic resource. The significance of a historic resource is impaired when a project materially impairs the physical characteristics that convey the significance of the resource.

In this case, the project proposes to install a misting system with surface mounted tubing attached to walls and roof beams, as well as stainless steel cables strung across the open space of the courtyard with water tubing attached for additional misting nozzles. The proposed misting system has the potential to materially impair the historic resource in an adverse way by visibly changing the historic character of the courtyard. The courtyard is a defining historic characteristic and element of the El Paseo Building. If favorable consideration of the misting system as proposed is contemplated by the HSPB, further analysis under CEQA would be needed to clarify the material impairments and to identify mitigation measures that might be possible to reduce the impacts to a less than significant level.

NOTIFICATION:

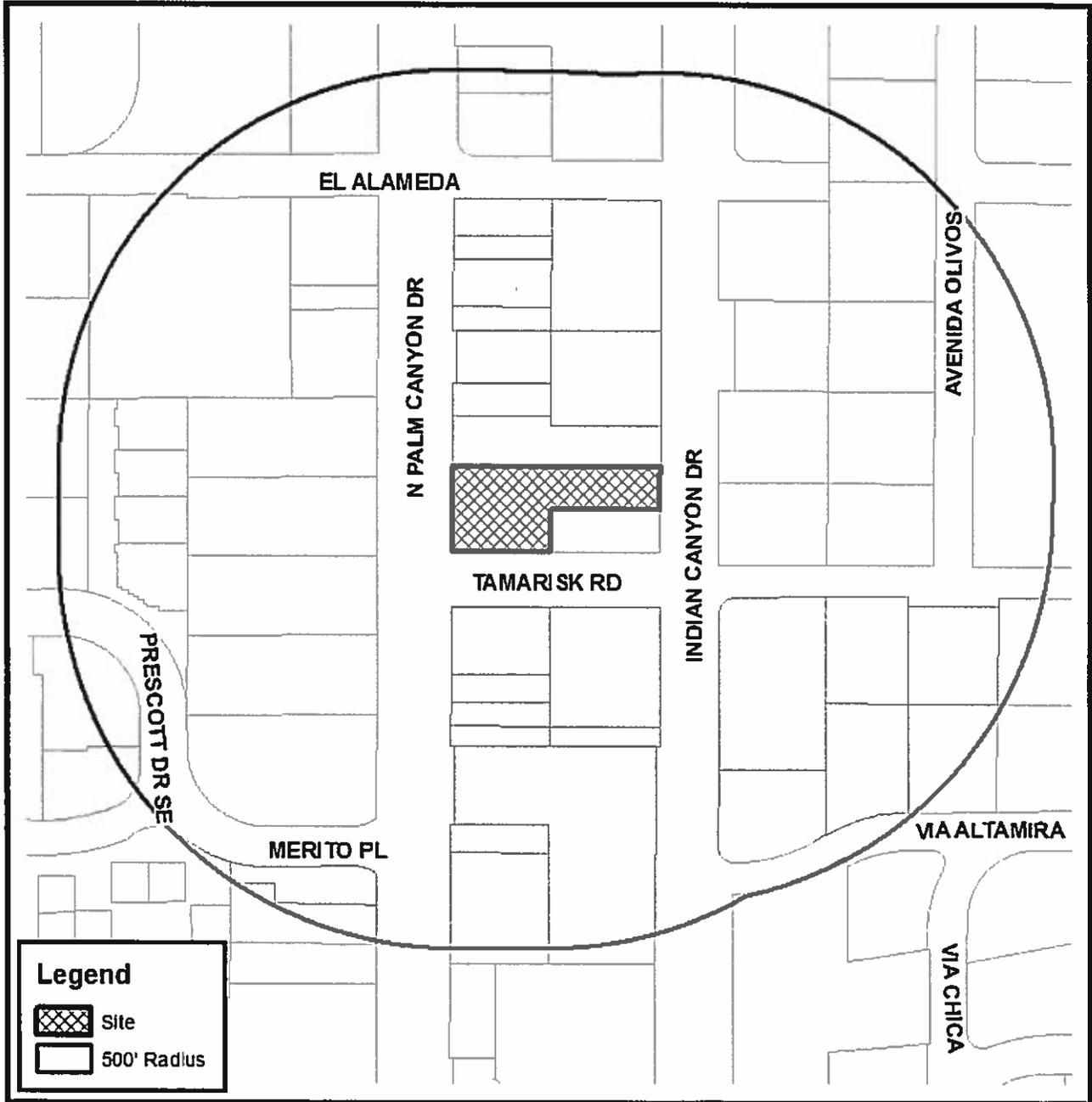
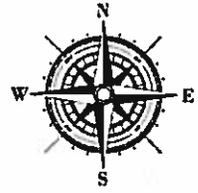
No notification is required for HSPB review of certificates of approval, however the agenda for today's meeting has been provided to the City's Office of Neighborhood Involvement and distributed to designated neighborhood organizations pursuant to PSZC 94.04.00.

Attachments:

- Vicinity Map
- HSPB Staff Report date May 10, 2016
- Minute Excerpt
- Exhibits



# Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS



# HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: May 10, 2016

NEW BUSINESS

SUBJECT: CERTIFICATE OF APPROVAL REQUEST BY MICHAEL BECKMAN OF TRUSS AND TWINE BAR & RESTAURANT ON BEHALF OF BUILDING OWNER, EL PASEO HOLDINGS, LLC., FOR EXTERIOR MODIFICATIONS TO THE COURTYARD OF THE EL PASEO BUILDING, A CLASS 1 HISTORIC SITE (HSPB #27) LOCATED AT 800 NORTH PALM CANYON DRIVE (ZONE C-1, CASE 3.1198 MAA), (KL)

FROM: Department of Planning Services

---

## SUMMARY

Michael Beckman, owner of the Truss & Twine Bar & Restaurant is proposing modifications to the courtyard of the El Paseo Building including installation of a misting system, new light fixtures and revisions to the landscape. Portions of a misting system have already been recently installed without prior HSPB approval.

## RECOMMENDATION:

Deny the certificate of approval with recommendation to the applicant to:

1. Bring back an alternative plant selection for the ocotillo in the narrow planter at the northwest corner of the courtyard that is of better scale and with information on a concealed system for providing irrigation to this proposed planter.
2. Bring back an alternative light fixture with shielding of the luminaire that prevents glare.
3. Bring back an alternative misting system or shading canopy system that is more compatible with the historic quality of the courtyard.

## BACKGROUND – PRIOR ACTIONS:

<i>Related Relevant City Actions by HSPB, Planning, Fire, Building, etc.</i>	
May 7, 1986	The City Council established the Las Palmas Business Historic District, identifying the El Paseo Building as a "contributing site" within the district.
April 4, 1990	The City Council adopted Resolution #17053, designating the El Paseo Building, located at 800 North Palm Canyon Drive as Class 1 historic site # HSPB 27.

<i>Related Relevant City Actions by HSPB, Planning, Fire, Building, etc.</i>	
December 11, 2007	The HSPB granted a Certificate of Approval for a comprehensive renovation of the El Paseo Building including landscaping.
February 10, 2009	The HSPB granted a Certificate of Approval for a sign program.
April 13, 2010	The HSPB granted a Certificate of Approval for an amendment to the sign program.
November 8, 2011	The HSPB granted a Certificate of Approval for exterior modifications to the El Paseo Building for construction of the Workshop Kitchen & Bar Restaurant.
December 13, 2011	The HSPB granted a Certificate of Approval for other exterior modifications to the El Paseo Building for the Workshop Kitchen & Bar Restaurant.
May 8, 2012	The HSPB granted a Certificate of Approval for another amendment to the sign program.
August 14, 2012	The HSPB granted a Certificate of Approval for signs for Workshop Kitchen & Bar
November 13, 2012	The HSPB granted a Certificate of Approval for reroof of the El Paseo Building.
April 8, 2014	The HSPB granted a Certificate of Approval for replacement of clerestory windows at the exterior of the Workbench Kitchen & Bar.
December 8, 2015	The HSPB granted a Certificate of Approval for exterior alterations for the construction of the Truss & Twine Bar & Restaurant in the northwest corner suite.
February, 2016	Staff reviewed Plan Check #2016-632 for the construction of the tenant improvements for the Truss & Twine Restaurant & Bar noting a replacement folding glass door system at the Palm Canyon Drive frontage.
March 8, 2016	The HSPB denied a Certificate of Approval on the clarification of the replacement storefront system for the El Paseo Building.
March 16, 2016	The applicant filed an appeal of the HSPB action of March 8, 2016.
May 4, 2016	The City Council overturned the denial of the HSPB on March 8, 2016 and granted a Certificate of Approval for the installation of a folding storefront door system in the northwest tenant suite fronting Palm Canyon Drive.

<i>Ownership Status</i>	
2007	Purchase by current owner.

**HISTORIC CONTEXT:**

The El Paseo Building is a rare surviving example of an early mixed use commercial complex designed in a Spanish Colonial Revival style. It was constructed during the “boom years” of the 1930’s when the commercial core of Palm Springs expanded beyond the original village center, along North Palm Canyon Drive. The building is one

of the earliest commercial buildings constructed outside of the downtown central core of Palm Springs and is also a “Contributing Structure” within the Las Palmas Business Historic District (the City’s first designated historic district).



EL PASEO BUILDING C. 1931

Prior to its Class 1 historic site in 1990, the El Paseo Building suffered numerous alterations which damaged the historic integrity of the structure, most notably removal of the large covered front porch (arcade) on the west elevation. This deep front porch, with its heavy masonry columns, provided shady relief from the intense afternoon sun on the west façade of the building. Its removal was most likely done to accommodate widening of the Palm Canyon Drive right of way decades ago. Later “modernizing” efforts (shown in the photo below), further impaired the historic integrity of the El Paseo Building.

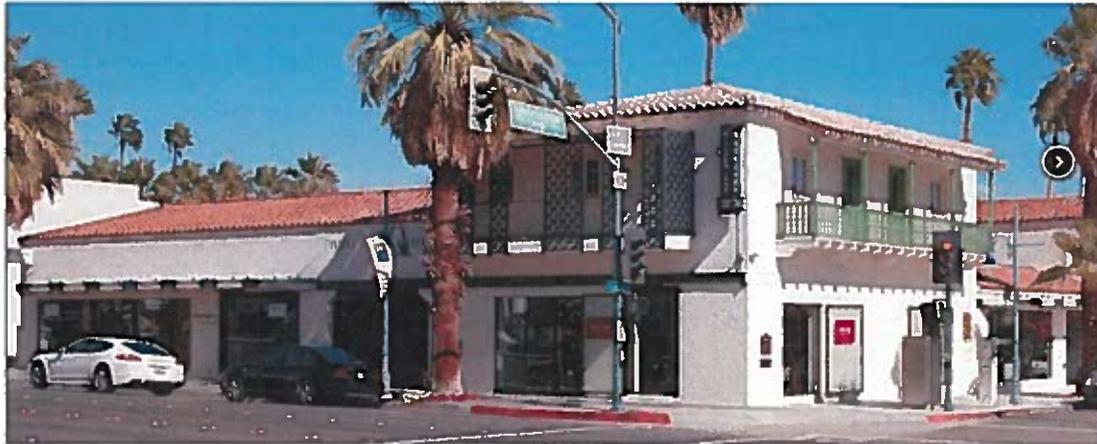


EL PASEO BUILDING C. 2001

In 2007 the HSPB granted a certificate of approval for a significant renovation of the El Paseo Building, restoring many of the surviving historic character-defining features and introducing new elements that made it attractive and viable for contemporary retail

uses<sup>1</sup>.

In 2011 the HSPB granted a certificate of approval for exterior modifications to accommodate the Workshop Kitchen & Bar Restaurant, which occupies the northeast portion of the building. Workshop Kitchen also occupies most of the building's courtyard for outdoor dining.



EL PASEO BUILDING C. 2011



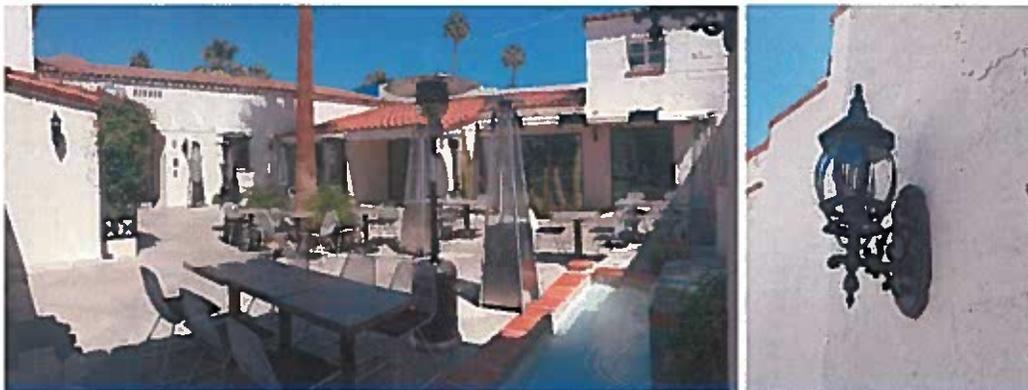
VIEW FROM PALM CANYON LOOKING THROUGH THE PASEO INTO THE COURTYARD – PAVING PATTERN IS NOT ORIGINAL

Despite many significant changes, the El Paseo Building retains sufficient historic integrity including the masonry exterior, clay tile roof, its pleasantly-scaled courtyard, paseos, and many decorative details to convey its historic significance. Below are current photos of the courtyard.

<sup>1</sup> Alterations included new storefront glazing systems and doors, repaving of the courtyard, landscaping, new balcony elements and other façade enhancements.

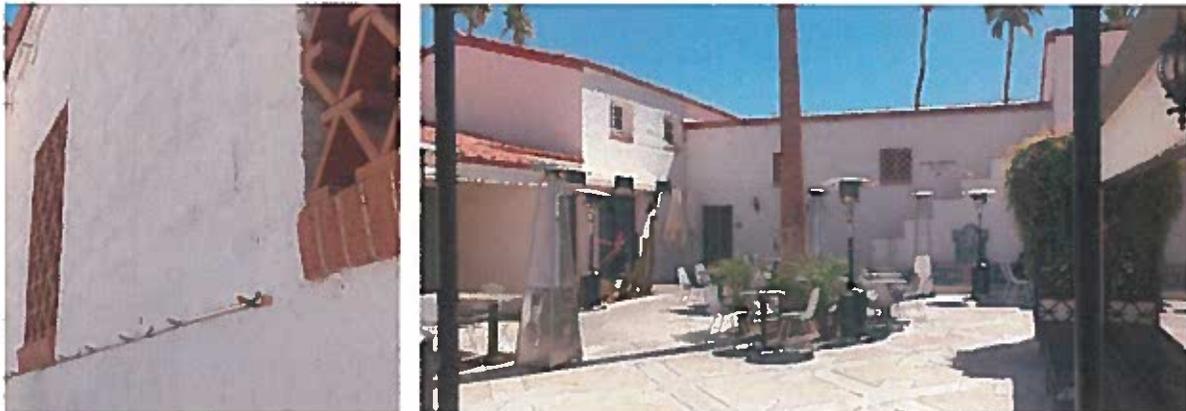


**VIEWS WITHIN THE COURTYARD LOOKING TOWARD THE WEST**



**VIEW LOOKING TOWARD THE NORTHWEST CORNER AND EXAMPLE OF EXISTING WALL SCONCE (NOT ORIGINAL)**

As noted in the summary, the applicant has already installed portions of the proposed misting system as well as a surface mounted speaker system without HSPB approval.



**VIEW LOOKING EAST**



**DETAIL ALONG THE NORTH WALL OF THE COURTYARD AND THE NORTHEAST CORNER SHOWING NEW MISTING PIPING**



**DETAIL ABOVE THE PASEO LEADING TO PALM CANYON AND AT NORTHWEST CORNER SHOWING NEW MISTING PIPING**

## PROJECT DESCRIPTION

The applicant proposes changes to the courtyard of the El Paseo Building to enhance year-round use of the outdoor dining area associated with the Workshop Kitchen & Bar restaurant and the soon-to-open Truss & Twine Bar. The proposed changes are as follows:

- Replace an existing palm tree with a large olive tree to provide shade. Install perimeter plantings in a narrow planter at the northwest corner of the courtyard comprised of ocotillo and other plant species.
- Replace existing (non-original) “traditional lantern style” wall sconce lighting with contemporary cylindrical wall sconce light fixtures.
- Install a misting system comprised of misters and piping affixed to the eaves and walls of the courtyard and affixed to roughly a dozen horizontally mounted stainless steel cables strung in an east-west orientation over the main open space of the courtyard.

Below are examples of misting systems suspended on tension cables similar to what the applicant is proposing to install:



### FINDINGS:

Although there are not findings necessary for granting a certificate of approval, pursuant to Municipal Code section 8.05.190, the Board shall consider the following factors in evaluating the application:

- (1) *The historic value and significance, or the architectural value and significance or both, of the structure and its relation to the historic value of the surrounding area;*

Landscape. The proposed landscape revisions in the courtyard do not impact the historic significance of the El Paseo Building courtyard and would provide shade to the outdoor dining area associated with the Workshop Kitchen & Bar. It is not known when the current palm tree was installed but it is believed to have been installed long after the construction of the building and therefore is not related to the historic significance of the El Paseo Building. The plants proposed in the planters on the elevation drawings suggest several ocotillo plants, which may not be a good choice because of the spines on the branches and the scale (size) of the plants as they mature may overwhelm the small narrow planter in which they are proposed. Also, no information has been provided on how irrigation is to be brought to the planter, and running surface mounted irrigation piping could adversely impair the historic integrity and character of the courtyard.

Lighting. The proposed wall sconce light fixtures are contemporary and do not relate to the architecture of the El Paseo Building, however the existing “traditional carriage lantern” fixtures are not original to the building either. The cylindrical fixtures are contemporary and may be seen as an intentional gesture to introduce a fixture that is not a false replica of a historic type of light fixture, but rather are in contrast to the Spanish Colonial Revival character of the courtyard. The Secretary of the Interior Standards for the Treatment of Historic Structures notes the introduction of contemporary elements may be appropriate when period-specific fixtures are not available or when evidence of the historic fixture design is not available.

While the contemporary design of the fixture seems appropriate, the light bulb (or luminaire) within the proposed fixture is not shielded and may present an unpleasant

glare when one faces them in a perpendicular position. Staff recommends an alternative fixture be proposed that poses less glare and better shielding to the luminaire inside the fixture. Whether the proposed fixtures provide adequate ambient light for the outdoor dining should also be considered.

Misting System. The proposed misting system with its surface mounted tubing on walls and eaves and the dozen or so stainless steel cables carrying suspended misting tubing proposed across the open space of the courtyard may be perceived as seriously impairing and adversely impacting the aesthetic appearance and historic integrity of the courtyard. The 2007 comprehensive renovation of the El Paseo Building removed a great deal of surface mounted conduit and wiring from the exposed surfaces of the building. The proposed misting system re-introduces this type of surface-mounted clutter.

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

Landscape. The proposed shade tree is appropriate for the courtyard and does not detract from the historic integrity or feeling of the courtyard. The choice of ocotillo plants for the narrow planter near the northwest corner of the courtyard seems out of scale and may pose a hazard for pedestrians in the courtyard who may brush up against the spiny branches. These plants may also make cleaning of the glazing behind the planter very difficult to maintain.

Lighting. The contemporary lighting fixtures do not relate to the Spanish Colonial Revival character of the El Paseo Building. There are no other fixtures on the building that are similar to the ones proposed. While a contemporary fixture in contrast to the historic architecture is not uncommon for historic structures, it is not clear how the specified fixture relates to other recently added architectural elements on the building.

Misting System. The misting system does not relate to the exterior historic features or character of the El Paseo Building courtyard. The dozen or so stainless steel tension cables proposed to span the open space of the courtyard as well as the multiple rows of misting piping attached to them may appear as a distracting element and may not seem appropriate with the open, airy feeling of the courtyard. The surface mounted tubing proposed on the eaves and run across the masonry walls of the courtyard may visually impair the aesthetic quality and historic integrity of the courtyard and re-introduce surface mounted clutter as well as chalking on the beams and wall surfaces from dried mineral deposits from the mist.

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

Landscape. The proposed shade tree is generally compatible with the character of the courtyard. The proposed plant species in the narrow planter at the northwest corner of the courtyard seem oversized for the scale of the courtyard and the design proposes no solution for how to bring irrigation piping to the planter in an aesthetically appropriate manner.

Lighting. The contemporary light fixtures could be seen as an appropriate contrasting element to the historic character of the courtyard, however lack of shielding of the

luminaire and glare from the proposed fixtures may make them incompatible with the intimate pedestrian scale and usage of the courtyard.

Misting System. The proposed misting system, with its surface mounted water tubing, stainless steel tension cables strung across the open space of the courtyard with the water tubing attached may be perceived as incompatible elements with the historic character and ambiance of the courtyard.

(4) *Archaeological or ecological significance of the area.*

No known archaeological or ecological significance is associated with the project site.

## CONCLUSION

The courtyard revisions, proposing a shade tree and misters are one of many possible solutions for providing a pleasant environment to extend the outdoor courtyard dining season at the El Paseo Building. Other more creative solutions however, the inspiration of which can be found in the historic streets of the cities in Spain and other Mediterranean countries may provide an equally pleasant environment in a more artful manner and without the potential for adversely impacting the historic integrity of this Class 1 historic site.

Landscape. As noted above, an alternative to the ocotillo in the narrow planter that is less hazardous and smaller in scale may also be more appropriate. Particular attention should be paid to resolve bringing irrigation piping to the planter in a manner that does not result in surface mounted irrigation piping.

Lighting. Contemporary lighting fixtures in contrast to the historic architecture of the El Paseo Building may be appropriate for this courtyard, however an alternative fixture with shielding of the luminaires to avoid glare is recommended. Fixtures mounted above eye level, as seen in the photos above, that also provide adequate ambient light for the outdoor dining area may also be something worth considering.

Misting System. The proposed misting system may seriously impair the historic character and feeling of the courtyard and may damage the historic integrity of the outdoor space. There are a variety of misting systems – including umbrella mounted systems, mast or pole mounted systems, tree mounted systems and high-mount overhead misting systems that may achieve the same result with less impact to the historic character of the El Paseo Building's courtyard.



EXAMPLES OF CREATIVE SHADING SOLUTIONS IN OLDER SECTIONS OF A CITY IN SPAIN

Below is an example of an umbrella-mounted misting system:



Below is an example of a pole-mounted misting system:



## ENVIRONMENTAL ASSESSMENT

The proposed alterations to the courtyard at the El Paseo Building meet the definition of a project as defined by CEQA (The California Environmental Quality Act). The El Paseo

Building was designated by the Palm Springs City Council as a Class 1 historic site and thus meets the definition in CEQA of a historic resource. CEQA allows for a Categorical Exemption of a project from further analysis under CEQA involving a historic resource if it can be concluded that the proposed project is consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties and will not materially impair the significance of a historic resource. The significance of a historic resource is impaired when a project materially impairs the physical characteristics that convey the significance of the resource.

In this case, the project proposes to install a misting system with surface mounted tubing attached to walls and roof beams, as well as roughly a dozen stainless steel cables strung across the open space of the courtyard with water tubing attached for additional misting nozzles. The proposed misting system has the potential to materially impair the historic resource in an adverse way by visibly changing the historic character of the courtyard. The courtyard is a defining historic characteristic and element of the El Paseo Building. If favorable consideration of the misting system as proposed is contemplated by the HSPB, further analysis under CEQA would be needed to clarify the material impairments and to identify mitigation measures that might be possible to reduce the impacts to a less than significant level.

#### NOTIFICATION

No notification is required for HSPB review of certificates of approval, however the agenda for today's meeting has been provided to the City's Office of Neighborhood Involvement and distributed to designated neighborhood organizations pursuant to PSZC 94.04.00.



---

Ken Lyon, RA,  
Associate Planner

---

Flinn Fagg, AICP  
Director of Planning Services

Attachments:

Vicinity Map  
Application materials

~~delays that potentially could be caused by Edison in reconnecting the electric service to the 700/750 Building.~~

Hugh Kaptur, Architect, noted he felt the use of synthetic grass was a suitable alternative to live grass. He noted that had more of the contemporary building materials (such as synthetic wood and high-performance glass, etc.) been available at the time the building was designed, he certainly would have considered using them.

Jim Cioffi, Architect, representing the owner, clarified the metal flashing at the tops of the exposed beams was indeed an original detail on the building.

Member La Voie commended the owner on pulling together a collaborative team to assist in the development of the project scope. He noted use of "Hardieboard" (a proprietary name for synthetic wood) was a good realistic-looking alternative to real wood. He recommended against the use of vertical aluminum siding due to its tendency to buckle and warp with heat and cold.

M/S/C (La Voie/Ploss 7-0), to grant the certificate of approval with the use of composite wood ("Hardieboard" or equal), and to find an alternative to the synthetic turf and that the applicant take a full set of color photos to document the building conditions before any modifications were made. Dixon/LaVoie assigned as a subcommittee to review final recommendation on landscape material, specifically synthetic turf and low-pollen generating plant choices.

**2.B. A CERTIFICATE OF APPROVAL REQUEST BY MICHAEL BECKMAN, OWNER OF TRUSS & TWINE BAR & RESTAURANT FOR ALTERATIONS IN THE COURTYARD OF THE EL PASEO BUILDING, A CLASS 1 HISTORIC SITE LOCATED AT 800 NORTH PALM CANYON DRIVE, ZONE C-1/R-3; (HSPB #27 AND 3.1198 MAA). (KL)**

Staff member Lyon summarized the staff report.

Member Ploss expressed concern with moisture infiltration damage to the walls and beams from mounting the misting system on the building. She expressed her opposition to the relocation of the olive tree due to its high-pollen production and irritation to those with allergies.

Michael Beckman, owner, clarified the project, noting the installation of the misting system without prior HSPB approval was done in error and apologized. He noted approval of the proposed olive tree was the most important aspect of the project needing possible approval today. He clarified that there is an irrigation system in the courtyard. He noted his preference that the courtyard remain "open to the night sky", and thus preferred not to use a shade fabric or

similar cover to provide shade. Mr. Beckman confirmed with the Board that the up lighting at the tree was also part of the approved scope (yes).

Member Burkett expressed concern about the misting system and asked for the applicant to remove it and to consider an alternative.

Chair Johns expressed concern about the lighting fixtures requiring additional back boxes to enable pairs of lights where presently there are single light fixtures.

M/S/C: (Hays/La Voie, 6-1, Ploss opposed due to concern with allergies caused by the olive species of tree) to approve the removal of the palm tree and installation of the olive tree as proposed.

M/S/C: (Hays/La Voie, Ploss opposed) to restudy and find an alternative to the building-mounted misting system, and an alternative to the light fixture that doesn't require the addition of more electrical back boxes and bring back the alternative suggestions for Board consideration. During the interim, the misting system installed, but not approved, is not to be operated.

### 3. DISCUSSIONS.

#### 3.A. UPDATE ON THE RESTORATION & STABILIZATION OF THE CORNELIA WHITE HOUSE. (Staff member Laurie, Public Works)

Staff member Laurie summarized the scope of professional services and studies done on the Cornelia White House to date.

Christopher Smith from Architectural Resources Group (ARG), the City's professional services consultant / forensic architect on the project, further clarified their field analysis and summary, and introduced Sarah Delran, ARG's conservator.

Sarah summarized the history of the building, and the general nature of ARG's findings. She noted that the "patch and repair" approach as recommended will result in somewhat of a "patchwork" appearance.

Member La Voie recommended the City secure the services of a structural engineer to assess the structural integrity of the building and to advise whether seismic or other structural improvements should be considered and possibly integrated.

Staff Lyon noted that there are likely two projects under consideration: (1) a landscape project to implement the landscape revisions previously approved by the HSPB and (2) the stabilization / restoration of the Cornelia White House. He

**DATE:** August 5, 2016

**TO:** Flinn Fagg AICP  
Attn: Ken Lyon  
Director of Planning Services  
City of Palm Springs, PO Box 2743  
Palm Springs, CA 92263-2743

**RE:** El Paseo Building  
800 N Palm Canyon Drive  
Palm Springs, CA 92262

Request for approval for minor modifications to the courtyard of the El Paseo Building located at the above address, and as described below.

Director Fagg:

On behalf of our clients Michael Beckman and Peter L. Mahler, we respectfully request a review by the Palm Springs Historic Site Preservation Board (see drawings A-1 - A-5) for minor modifications to the internal courtyard of 800/816 North Palm Canyon Drive, also known as the El Paseo Building, specifically updating the lighting fixtures and the addition of misters.

Michael Beckman, the chef/owner of Workshop Kitchen & Bar, currently utilizes this courtyard as a component of the restaurant, and is proposing a few minor modifications to the courtyard in order to take full advantage of the Palm Springs climate. Currently, the courtyard is a wonderful asset to the restaurant, and has no doubt contributed to the success of the restaurant and building as a whole; however, the courtyard currently can only be utilized for a portion of the year for outdoor dining due to the local climate conditions.

On May 11, 2016 Michael Beckman presented the following proposals to the board to approval:

1. Removal of the existing Palm Tree and replacing it with an Olive Tree
2. Installation of Misters around the perimeter of the courtyard
3. Installation of Misters on cables spanning the courtyard
4. Replacing the existing lights with new lighting

The board subsequently approved the replacement of the tree; however, the other modifications to the courtyard were rejected by the board. The board provided direction and advice on points 2-4 to Mr. Beckman, and the members agreed to review these revisions at a later meeting. Below are our responses and revised proposals to the existing courtyard:

### **Perimeter Misters:**

Our goal is to retain the historic nature of the courtyard extending the courtyard season into the shoulder months by adding a line of misters around the perimeter of the existing courtyard. The water supply line shall be fixed to the existing masonry wall, and shall be painted to match the existing masonry wall. The pump for this system shall be installed within the existing HVAC platform located at Workshop Kitchen & Bar and concealed from view.

The board's primary concern with the perimeter misters was the possible moisture infiltration and damage to the existing walls of the courtyard, primarily in areas with exposed wood. We have revised our proposal to keep any water and mister heads away from those areas, as noted on the plans. The El Paseo building is painted load bearing masonry, which is quite durable to water exposure. In any case the low humidity and sunlight should lead to rapid evaporation in the air and on the walls, diminishing any impact the water may have on the integrity of the surface. Additionally, the system's use will be limited to evening service in the warmer months only, as well as Sunday brunch.

It should be noted that this implementation of perimeter misters is not without precedent. The Oasis Hotel and Tower in Palm Springs (also a Class I historic building, which currently utilizes this same technique with great effect and was approved by the board. Furthermore, the Oasis building is for the most part stucco construction, where excessive exposure to water can cause undue damage to the substrate. The El Paseo building is painted load bearing masonry, which is far more durable to water exposure. In any case the low humidity and sunlight should lead to rapid evaporation in the air and on the walls, diminishing any impact the water may have on the integrity of the surface.



Misters at the El Mirasol building



Misters at the Oasis building

**Cable Mistlers:**

We are proposing four (4) 1/16" stainless steel cables running north to south across the courtyard. These cables will support misters for the purposes of cooling the central areas of the courtyard. These cables and misters are indicating on the courtyard roof plan.

The board's concern with these cables was primarily to do with the density, and the board's concerns with losing the openness of the courtyard. To address this, we have removed the majority of the cables, and reduced these fixtures to the bare minimum. Our main objective is to create a cooling effect in this courtyard, while not impacting this openness, and minimizing the impact on the surrounding building.

We looked at other options including fabric, shading, and fans with misters distributed throughout the courtyard. The misting fans are large, obtrusive, and noisy, some are even gas powered. Additionally, any fan would either be required to be self-supporting, or would require an additional fixed mounting post. We believe these cables to be the least obtrusive form of cooling for this space by not impeding any of the floor area, and creating minimal visual obstruction to above.

Again, the board asked us to look at reference project El Mirasol. The board believed this project to have mister fans in the courtyard; however, this courtyard utilizes standard fans mounted to a post. If fans were to be used in this project, they would be slightly similar to this application:



Fans at El Mirasol

We also explored mounting the cables to the tree, however, the movement of the tree with growth and wind over time doesn't allow us to attach a rigid system to it for structural support. Furthermore, running a water line from the system's pump to the base of the planter bed would require cutting of the patio's concrete.

These cables have the possibility to be removed; for all intents and purposes, however, these cables are permanent, and will remain installed throughout the year. Their use will be limited to evening service in the warmer months only, as well as Sunday brunch.

### **Lighting:**

As part of our original proposal, we are proposing to replace the existing lights (which are not the original historic fixtures) with a design more in keeping with the design and functions of the surrounding tenant spaces. Our previous proposal included replacing each single fixture with two (2) new fixtures.

The board was concerned with the fact that we would be replacing one light fixture with two, requiring the installation of an additional electrical 'back box' at each location. We have amended our proposal to only include one fixture replacing the historical light, which will utilize the existing electrical hardware.

There is additional concern from the planning office regarding the 'glare' coming from these lights, as the light source is not screened in any way. It should be noted that these bulbs are not flood lights, and are in fact the LED equivalent to a 40W bulb which is a warm white candle light with a matte frosted bulb. Additionally, the existing fixtures at the courtyard are enclosed with clear glass, and the bulbs are clearly visible and exposed. The stated 'glare' will be no worse than the existing fixtures, and will in effect be creating a warmer light temperature.

The same lighting designers/manufacturers PSLab who designed the lighting for Workshop are supplying these lights, and these new lights are in the same style as those in Workshop. It should be noted that PSLab's unique lighting fixtures

contributed to the success of Workshop's design and integral to the awarding of Best Restaurant Design in North America by the James Beard Foundation. The image below is of the lighting inside Workshop; the lighting at the courtyard will have this same character:



PSLab Lighting in Workshop

These modifications are independent from all previously approved modifications building, which shall be maintained. We thank you for your consideration of these modifications, and please do not hesitate to contact our office with any questions or clarifications.

Regards,

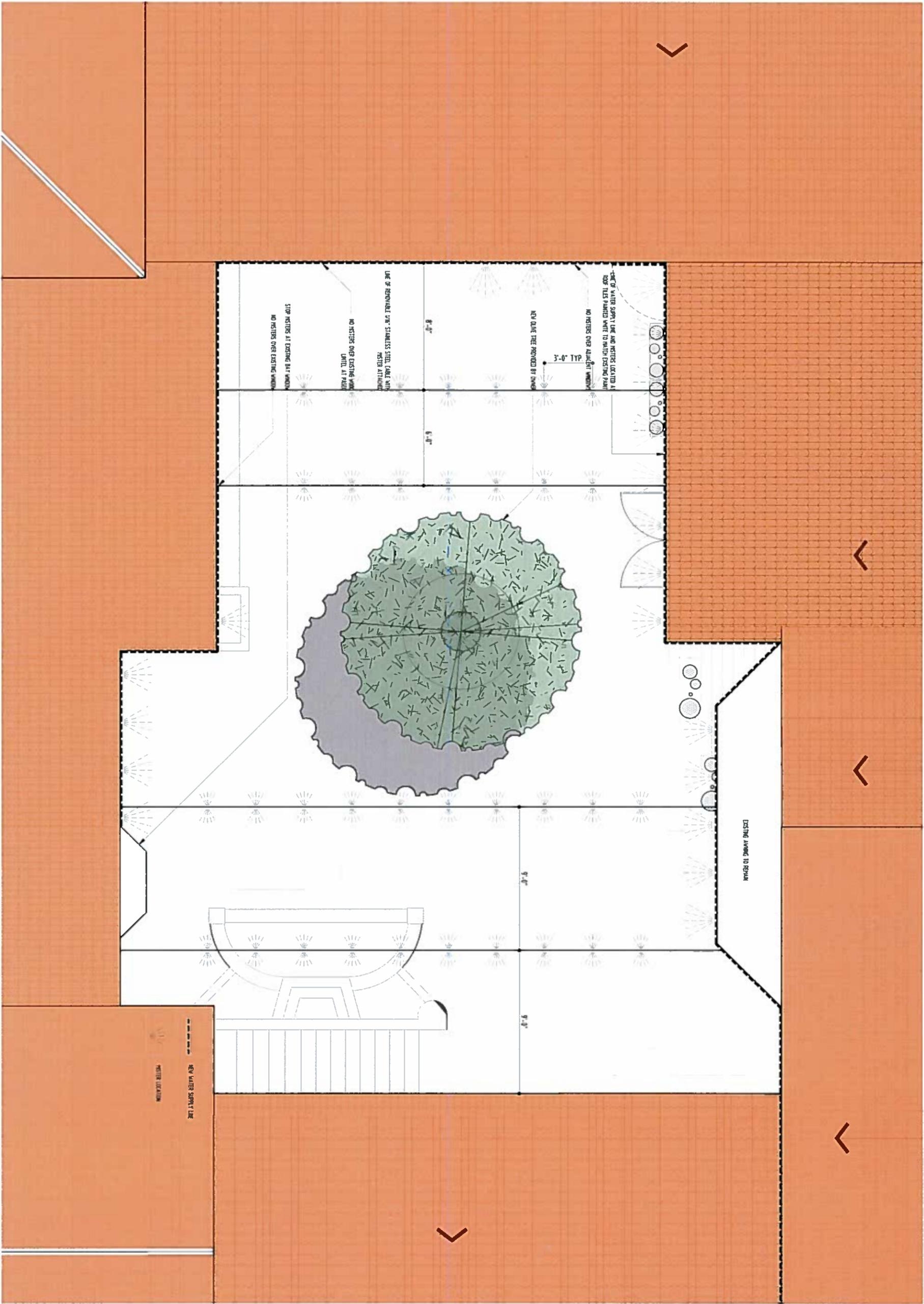
Steven Townsend  
Associate

September 13, 2016

Case 3.1198 MAA Courtyard Revisions at the El Paseo Building – Images of newly planted olive tree.







1. COURTYARD PLAN



**SOMA**  
 2004 AGROBIOLOGICAL, INC.  
 2000 15TH AVENUE, SUITE 100  
 BERKELEY, CA 94710  
 415.863.1800  
 www.soma.com

**Cioffi**  
 2711 11TH AVENUE, SUITE 110  
 BERKELEY, CA 94710  
 415.863.1800

**WT**  
 2011 TOWNSEND AVENUE  
 BERKELEY, CA 94704  
 415.863.1800

**.PSLAB**  
 2011 TOWNSEND AVENUE  
 BERKELEY, CA 94704  
 415.863.1800

**CA ARCHITECT LICENSE NUMBER: CST08**

**NOT FOR CONSTRUCTION**

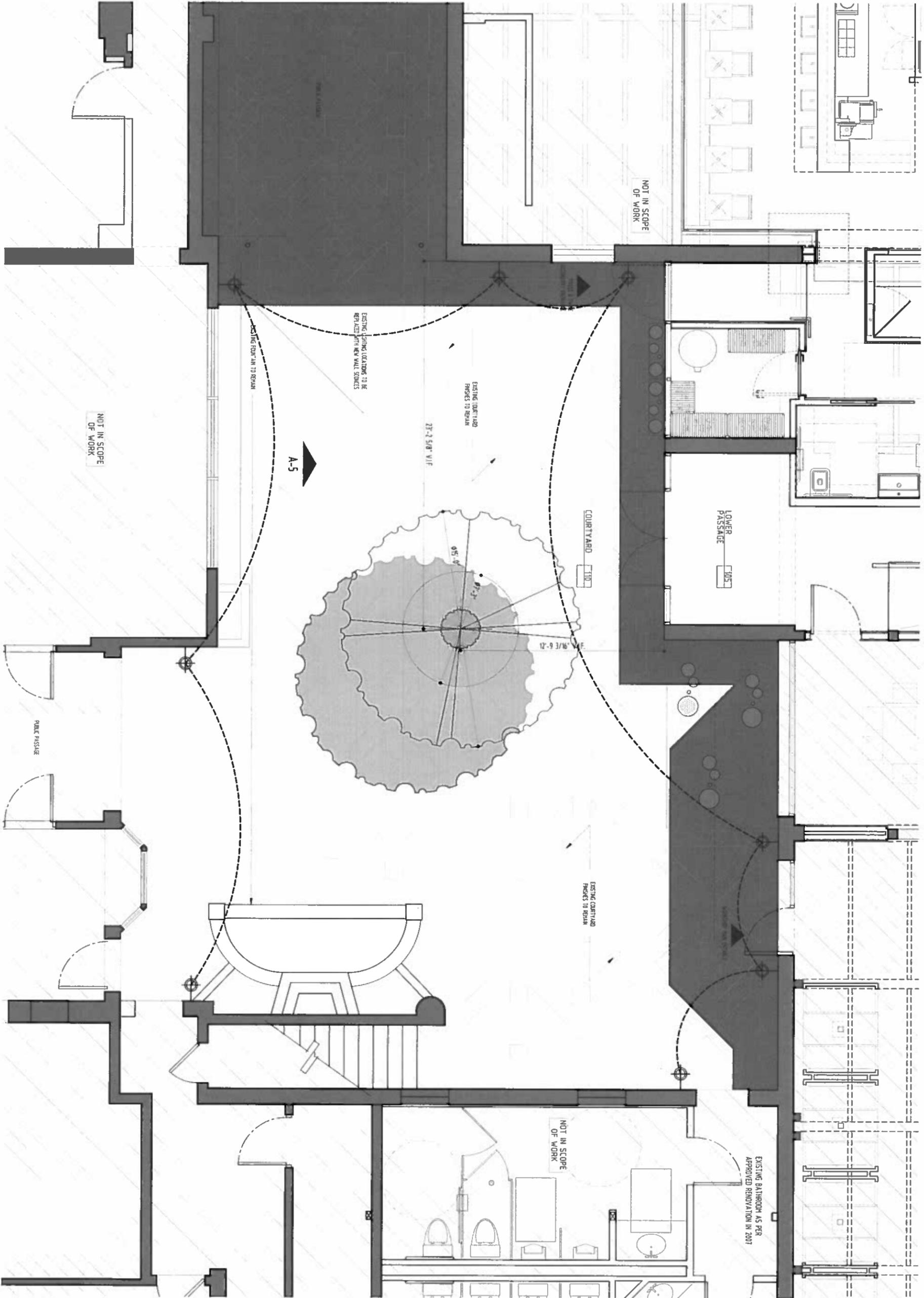
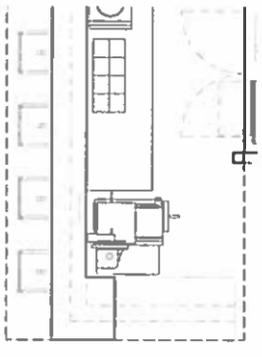
DATE	BY	REVISION

DATE: MAY 28, 2018  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: CONSTRUCTION DOCUMENTS  
 SHEET: 158 OF 160 SET

**CONSTRUCTION PLAN**  
**COURTYARD**

**A-2**





⊕ EXISTING LIGHT LOCATIONS TO BE REPLACED

NOT IN SCOPE OF WORK

NOT IN SCOPE OF WORK

A-5

EXISTING LIGHTING LOCATIONS TO BE REPLACED WITH NEW WALL SOCKETS

EXISTING COURT-YARD FIXTURES TO REMAIN

28'-2 5/8" W/F

COURTYARD 110

LOWER PASSAGE 105

EXISTING COURT-YARD FIXTURES TO REMAIN

EXISTING BATHROOM AS PER APPROVED RENOVATION IN 2007

NOT IN SCOPE OF WORK

PLANK PASSAGE

1. COURTYARD PLAN  
SCALE: 3/8" = 1'

**SOMA**

1100 17TH STREET, SUITE 100  
SAN FRANCISCO, CA 94103  
415.774.1000

**ARCHITECT**

ARCHITECT: SOMA  
ARCHITECT: SOMA  
ARCHITECT: SOMA  
ARCHITECT: SOMA

**SOMA**

2000 LOMBARD STREET, SUITE 100  
SAN FRANCISCO, CA 94109  
415.774.1000

**Cioffi**

2775 17TH STREET, SUITE 100  
SAN FRANCISCO, CA 94116  
415.774.1000

**W.F.**

1015 LOMBARD STREET, SUITE 100  
SAN FRANCISCO, CA 94109  
415.774.1000

**PSLAB**

1015 LOMBARD STREET, SUITE 100  
SAN FRANCISCO, CA 94109  
415.774.1000

**CA ARCHITECT LICENSE NUMBER**

C37018

**NOT FOR CONSTRUCTION**

**DATE**

3/18/17

**PROJECT**

CONSTRUCTION DOCUMENTS

**DATE**

JAN 28, 2016

**DATE**

NOV 15, 2015



