



HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: January 13, 2015

NEW BUSINESS

SUBJECT: A REQUEST BY RACQUET CLUB GARDEN VILLAS ASSOCIATION, OWNER, PROPOSING LANDSCAPE MODIFICATIONS TO COMMON AREAS AROUND THE EXISTING POOL AND AT THE SOUTHERLY SITE ENTRY LOCATED AT 360 CABRILLO ROAD, ZONE: RGA-6 (HSPB 88 / HD-3).

FROM: Department of Planning Services

SUMMARY

The homeowner's association of the Racquet Club Garden Villas is seeking approval to renovate and upgrade landscape areas at the main site entry and in common areas surrounding the existing pool. The complex is designated as Historic District 3. While the site landscaping is a "non-contributing element," staff requests the Historic Site Preservation Board review and confirm the proposal does not impact the historically significant elements.

RECOMMENDATION:

Review proposed landscape changes and approve the certificate of approval.

BACKGROUND:

The Racquet Club Cottages West (RCCW) complex was designed by architect William Cody and constructed in 1960 as an adjunct part of the famous Palm Springs Racquet Club, providing hotel-apartments for guests. The complex was converted to condominiums and individual units are now privately owned. A homeowners association is responsible for overall maintenance and management of the common areas of the complex.

The RCCW is the City's third historic district. All the residential units within the complex are contributing structures subject to Class 1 regulations. When designating the site as a Historic District, the City defined the landscape areas as non-contributing elements.

Related Relevant City Actions by Planning, Fire, Building, etc ...

November 20, 2013 | City Council designated the Racquet Club Cottages West as Historic District #3 Reso #23458

Neighborhood Meeting

None



ANALYSIS:

Pursuant to Municipal Code Section 8.05.180, "No person may undertake any of the following within or upon a Class 1 historic site without a certificate of approval from the historic site preservation board:

- (1) Construction of a new structure;
- (2) The moving, demolition or alteration of an existing structure in any manner which affects the exterior appearance of the structure;
- (3) A change in land use which affects the exterior appearance of a structure or the interior arrangement of public buildings;
- (4) The erection, remodeling or replacing of a sign which affects the exterior appearance of a structure."

The project proposes an alteration to the landscape appearance and thus a certificate of approval is required. These alterations involve two specific locations of the complex – the pool area and the site entry.

Pool Area. There is one pool area within the complex that is surrounded by a wrought iron fence. There are roughly sixty palm trees and five olive trees within this area that will remain. Sod will be removed in much of the planter areas and replaced with desert and tropical plants, decomposed granite and cobble. The existing water feature and all hardscape will remain in its current condition. No lighting upgrades are proposed.

Site Entry. A total of three vehicular access points exist, but only one is used regularly and the other two are used for emergency access only. The main entry will include modification of the planters on either side of the entry and the planter behind the internal driveway as one enters the complex. Existing palm trees and much of the planting will remain. Additional tropical and desert plantings will be installed, as well as decomposed granite. No lighting upgrades are proposed.

Review of the proposal against the Historic Preservation Ordinance.

There are no specific findings required for Certificates of Approval, however, pursuant to Municipal Code Section 8.05.190, the Board shall consider the following in reviewing and acting upon a certificate of approval application:

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

The proposed project involves the enhancement of key landscape areas, including the pool area and primary entry to the complex. Elements identified as contributing to the historic value and significance will not be modified under the proposal. Trees within the affected area will remain in place. Only low growth planting will be modified. Staff believes the historic significance of the RCCW historic district will not be adversely impacted by the proposed project.

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

The pool area is surrounded by a walkway and wrought iron fencing. The landscape areas that will be modified at the site entry are adjacent to fencing and a building wall. Landscaping will remain lush in appearance. All changes will be low growth planting that will not impact the architectural features of adjacent structures and Staff believes the proposed changes do not diminish the overall feeling or historic integrity of the historic district.

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

As noted above, the proposed changes are compatible with the lush appearance of landscaping in RCCW. Staff believes the project does not adversely impact the historic defining characteristics of the RCCW.

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

The proposed project does not impact any known archaeological or ecological significance of the site.

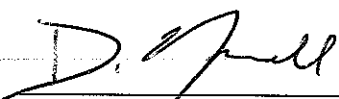
ENVIRONMENTAL ASSESSMENT

The proposed site modifications are deemed a Project under the guidelines of the California Environmental Quality Act (CEQA). Pursuant to Section 15064.5 "Determining the Significance of Impacts on Historical and Unique Archeological Resources". Unit 120 is a contributing structure within the RCCW historic district and thus is subject to Class 1 historic site regulations. According to CEQA, a project with an effect that may cause a "substantial adverse change" in the significance of a historical resource is a project that may have a "significant effect" on that resource. "Substantial adverse change" includes alteration of the immediate surroundings of the historic resource such that the significance of the resource would be *materially impaired*.

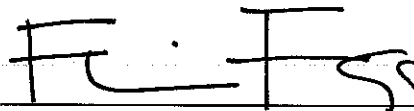
The proposed project affects the appearance of the exterior of certain landscape areas, but these areas are considered non-contributing elements to the historically significant property.

CEQA allows for a Class 31 Categorical Exemption (*Historical Resource Restoration / Rehabilitation*) for projects involving maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer ("the Standards").

The proposed project is consistent with the afore-mentioned standards and Staff therefore proposes a Class 31 Categorical Exemption for the project.



David A. Newell
Associate Planner



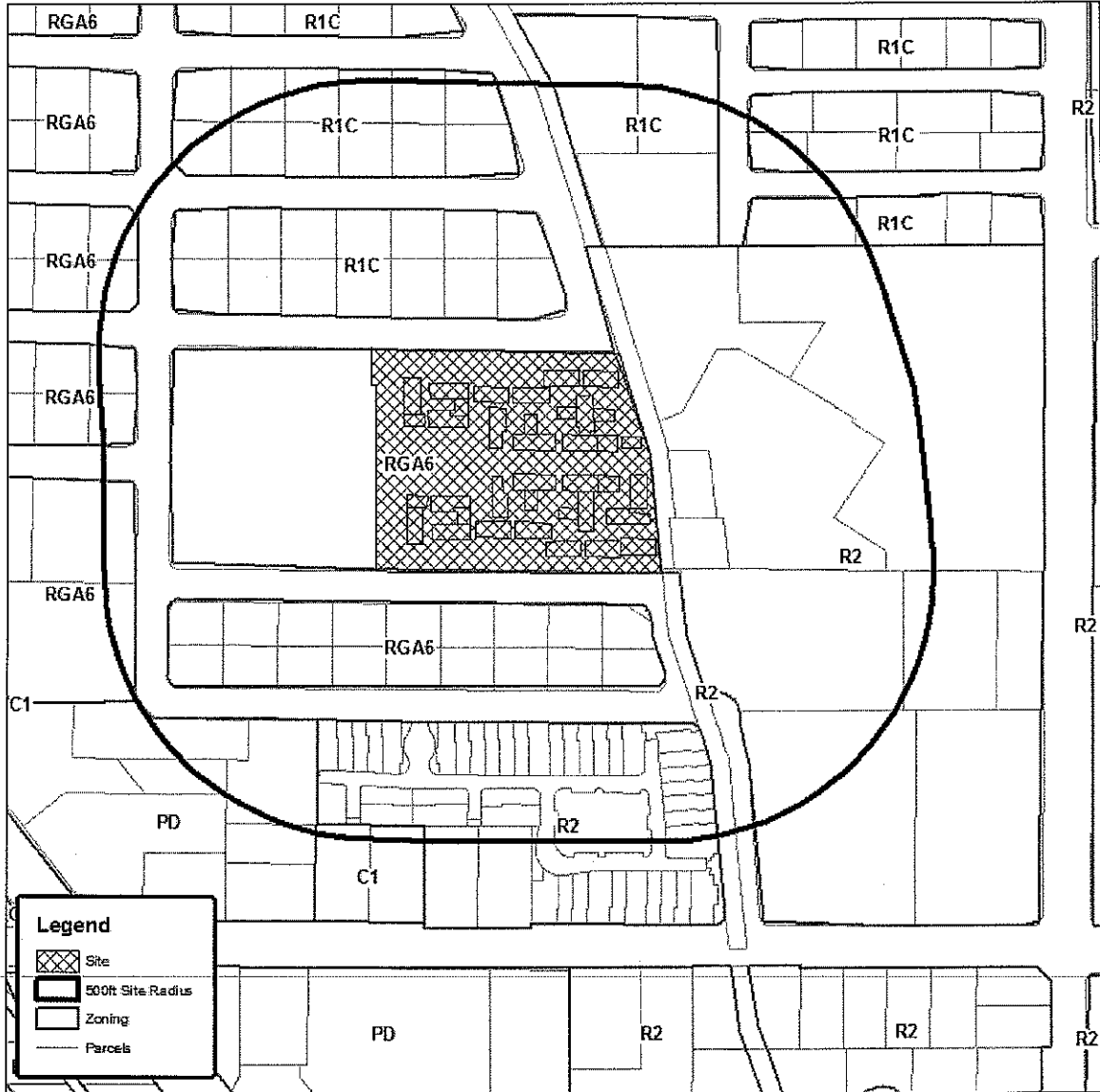
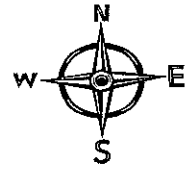
Flinn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity Map.
2. Council Resolution 23458
3. Landscape Plans (2 sheets)
4. Photographs with Rendered Landscape



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: HSPB 88 / HD 3
Certificate
of Approval

APPLICANT: Racquet Club
Garden Villas
Association

DESCRIPTION: To consider a certificate of approval to modify common areas around the existing pool and at the main site entry located at 360 Cabrillo Road, Zone RGA-6, Historic District No. 3.

RESOLUTION NO. 23458

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, DESIGNATING THE RACQUET CLUB COTTAGES WEST, LOCATED AT 360 CABRILLO ROAD, AS HISTORIC DISTRICT NO. 3, (COMMON AREA APN 504-131-061) (HSPB 88, HD-3).

WHEREAS, Chapter 8.05 of the Palm Springs Municipal Code allows for the designation of historic sites and districts; and

WHEREAS, the Palm Springs Preservation Foundation (PSPF) and the Racquet Club Garden Villas Homeowners Association (RCGV) filed an application with the City for Historic District Designation of the Racquet Club Cottages West (RCCW) pursuant to PSMC Chapter 8.05; and

WHEREAS, a historic resources report ("the Report") dated May 2013 was prepared and presented to the HSPB pursuant to PSMC 8.05.135, along with the application for designation of the Racquet Club Cottages West as a historic district; and

WHEREAS, on September 20, 2013, members of the Historic Site Preservation Board (HSPB) conducted a guided site inspection of the proposed historic district; and

WHEREAS, a significant number of unit owners within the RCCW condominium association have signed a petition in support of the proposed historic district designation; and

WHEREAS, notice of a public hearing of the Historic Site Preservation Board of the City of Palm Springs to consider designation of the Racquet Club Cottages West was issued in accordance with applicable law; and

WHEREAS, on October 8, 2013, the HSPB conducted a public hearing in accordance with applicable law to consider designation of the Racquet Club Cottages West as a historic district; and

WHEREAS, at said hearing, the Historic Site Preservation Board has carefully reviewed and considered all of the evidence in connection with the designation, including but not limited to the staff report, application and historical research, and all written and oral testimony presented and voted unanimously to recommend approval by the City Council of the Racquet Club Cottages West as Historic District #3; and

WHEREAS, notice of a public hearing of the City Council of the City of Palm Springs to consider designation of the Racquet Club Cottages West was issued in accordance with applicable law; and

WHEREAS, on November 20, 2013, the City Council conducted a public hearing in accordance with applicable law to consider designation of the Racquet Club Cottages West as a historic district; and

WHEREAS, the designation of the Racquet Club Cottages West as a historic district will promote the sensitive preservation of said site; and

WHEREAS, the City Council has carefully reviewed and considered all of the evidence in connection with the designation, including but not limited to the staff report, application and historical research, and all written and oral testimony presented.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY FINDS AS FOLLOWS:

SECTION 1. Pursuant to Municipal Code Section 8.05.160, the City Council, in evaluating a historic district application, must find that the designation of the site or district supports or furthers the purpose of the historic preservation ordinance. As stated in Section 8.05.010, "*Purpose and Authority*" the Historic Preservation ordinance is

"for the purpose of preserving areas and specific buildings of the city which reflect elements of its cultural, social, economic, political, architectural and archaeological history. This chapter is intended to stabilize and improve buildings, structures or areas which are considered to be of historical, architectural, archaeological or ecological value, to foster civic beauty, to strengthen the local economy and to promote the use of specific buildings for the education and welfare of the citizens."

The Racquet Club Cottages West (RCCW) reflect elements of the City's cultural and architectural history as explained in the four defining criteria outlined below including presenting the work of a master architect, a notable builder/developer, and landscape architect. The proposed designation of the Racquet Club Cottages West as a historic district is supported because it imbues aspects of the cultural, social, economic and architectural history and development of the City. It possesses a high-degree of integrity in terms of its ability to convey its historic significance in the context of the social and physical development of Palm Springs and the modern period of architecture for which Palm Springs is well known. Therefore the City Council finds that the proposed historic district designation conforms to the required finding.

SECTION 2. Pursuant to Municipal Code Chapter 8.05.020 ('Definitions'), in order for an area within the City to be considered for possible historic district designation, it must contain a number of structures, natural features or sites that possess "...*historic, architectural, archaeological, cultural or aesthetic significance.*"

The City Council finds that the Racquet Club Cottages West Historic District possesses a number of structures and features that possess historic, architectural, cultural and aesthetic significance as defined in the following criteria outlined in PSMC 8.05.020:

- Criteria 1 It is associated with events, or patterns of events - that is, the gradual rise of the City of Palm Springs prominence as a community with a high concentration of buildings designed in what has become known as "mid-century modernism".
- Criteria 3 It reflects a particular period of national, state, or local history – that is, it reflects a significant period of growth of the City of Palm Springs in which it grew from a relatively quiet village to a world-renowned resort community.
- Criteria 4 It embodies the distinctive characteristics of a type, period or method of construction – that is, the design is based on rigorous application of an 8 x 8 post and beam structural module, expansive use of frameless glass, exposed concrete block and concrete screen block and flat roofs with flat-roofed cantilevered eaves. The construction techniques and use of materials us characteristic of the Modern Architectural period in which it was constructed. Furthermore, the lush, oasis-like landscape reflects the mature style of notable landscape architects William Shipley and Dudley Trudgett.
- Criteria 5 It presents the work of a master builder, designer / architect whose individual genius influenced his age and possess high artistic value – that is, the work of architect William F. Cody, who is recognized as one of the prominent architects practicing in Palm Springs during the mid-century period and Paul Trousdale, a builder/developer whose name is synonymous with the development of high-end tract homes in Beverly Hills and other southern California communities.

SECTION 3. The complex, constructed in 1959-60, reflects the mid-century modern architecture style for which Palm Springs has become internationally known. The cottages, developed as an integral part of the historically significant Palm Springs Racquet Club, were built at a time when Palm Springs began to develop international acclaim as a world – class resort.

The cottages were constructed on roughly 3.22 acres immediately adjacent and west of the historic Palm Springs Racquet Club to provide maintenance-free, "hotel apartments" to *"people who wish to visit Palm Springs regularly for the weekend or those who wish to make Palm Springs their permanent winter home."*

The construction of the RCCW at the Racquet Club coincides with the building "boom" of single family tract homes and multi-family residential development that was transforming Palm Springs in the fifties and sixties from a secret get-away of the rich

and famous to a second-home market for the growing upper middle class in Los Angeles and other nearby urban centers.

The cottages, designed on an 8-foot square structural module, were developed with four basic unit types: "The Bachelor", "The Bedroom Suite", "The Living Room Suite" and "The full cottage" (a combination of the Living Room Suite and the Bedroom Suite that could be rented as one unit). A total of 57 original cottages were constructed. As noted in the report, over time several units have been combined and 37 units exist today. No units have been demolished or removed from the site.

SECTION 4. Boundaries. The boundaries of the historic district are as noted in the legal description of the common area parcel (APN 504-131-061) totaling approximately 3.22 acres. Bounded roughly by Cabrillo Road on the south, the Whitewater / DWA utility easement to the east, Dominguez Road to the north, and the easterly property line common with the parcel identified as APN 504-131-022.

SECTION 5. Contributing Elements.

- a. The structures identified as all the residences within the Racquet Club Cottages West complex are to be designated as "Contributing Structures" and individually treated as Class 1 historic structures pursuant Section 8.05.125 of the Palm Springs Municipal Code.
- b. The swimming pool configuration with the raised "island feature", the surrounding concrete terrace, and the meandering water feature are to be treated as "Contributing" and treated as Class 1 historic structures.
- c. The defining historic characteristics or features on the various buildings and structures are as follows:
 - i. The custom designed concrete screen block walls.
 - ii. The frameless windows.
 - iii. The post and beam construction and flat, cantilevered roofs.
 - iv. The "triad" configuration of "short depth, deep depth, short depth" beam configuration found at numerous overhangs.
 - v. The thin, flat roof fascia profile (the added horizontal trim profile found on many fascia conditions are not part of the defining historic characteristics).
 - vi. The deeply raked horizontal mortar joints and flush-tooled vertical mortar joints in the brick walls found throughout the district.
 - vii. The staggered brick detailing at the corners of the brick walls.

SECTION 6. Non-contributing Elements.

- a. The structures identified as the carports are to be designated as "Non-contributing structures" and individually treated as such pursuant to Section 8.05.125 of the Palm Springs Municipal Code.
- b. The trellis structure with the cabana buildings and the associated screen block panels in the "Empress" block style are to be designated as "Non-contributing structures" because they appear to have been significantly modified over time and it has not been ascertained through the historic resource report that they were constructed as an integral part of the original RCCW complex, nor whether the reconstructed trellis was rebuilt

to its original design or not. Through further research, these elements may, in the future be re-designated as "Contributing" structures if they are found to possess the characteristics to justify such a re-designation.

- c. The drives, parking areas, and service areas around the perimeter of the development are to be designated as "Non-contributing".
- d. The landscaping is to be designated as "Non-contributing" until such time as an assessment or further verification of what elements of the landscape are original and/or what plants are integral to the original landscape design.

The table below provides a compilation of all structures in the proposed district, their APN numbers and unit numbers, and indicates those that the Board deems "contributing" and "non-contributing".

ID	Assessor Parcel Number	Common Address or Description (360 Cabrillo Rd Unit #)	Contributing or non-Contributing (C/N)	Archival Photos on file? (Y/N)
1	504-131-023-9	Unit 105	C	Y
2	504-131-024-0	Unit 107	C	Y
3	504-131-025-1	Unit 114	C	Y
4	504-131-026-2	Unit 118	C	Y
5	504-131-027-3	Unit 123	C	Y
6	504-131-028-4	Unit 122	C	Y
7	504-131-029-5	Unit 125	C	Y
8	504-131-030-5	Unit 128	C	Y
9	504-131-032-7	Unit 231	C	Y
10	504-131-033-8	Unit 232	C	Y
11	504-131-034-9	Unit 227	C	Y
12	504-131-035-0	Unit 226	C	Y
13	504-131-036-1	Unit 229	C	Y
14	504-131-037-2	Unit 222	C	Y
15	504-131-038-3	Unit 218	C	Y
16	504-131-039-4	Unit 211	C	Y
17	504-131-040-4	Unit 209	C	Y
18	504-131-041-5	Unit 207	C	Y
19	504-131-042-6	Unit 201	C	Y
20	504-131-043-7	Unit 205	C	Y
21	504-131-044-8	Unit 213	C	Y
22	504-131-045-9	Unit 214	C	NO
23	504-131-046-0	Unit 202	C	Y
24	504-131-047-1	Unit 204	C	Y
25	504-131-048-2	Unit 217	C	Y
26	504-131-049-3	Unit 220	C	Y
27	504-131-050-3	Unit 224	C	Y
28	504-131-051-4	Unit 120	C	Y
29	504-131-052-5	Unit 113	C	Y
30	504-131-053-6	Unit 116	C	Y
31	504-131-054-7	Unit 110	C	Y
32	504-131-055-8	Unit 109	C	Y
33	504-131-056-9	Unit 103	C	Y
34	504-131-057-0	Unit 104	C	Y

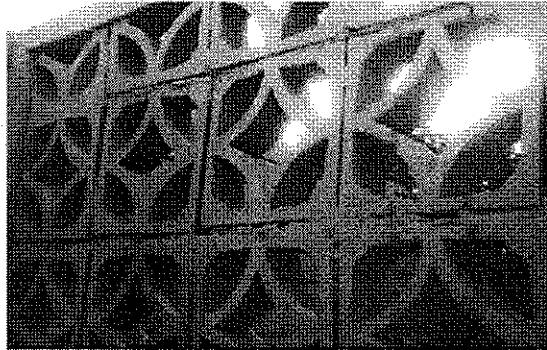
35	504-131-058-1	Unit 102	C	Y
36	504-131-059-2	Unit 101	C	Y
37	504-131-063-5	Unit 127	C	Y
38	504-131-061	Common Areas	Overall boundary for the historic district	Y
39	504-131-061	Carports, drives and Parking Areas	Non-contributing	No
40	504-131-061	Common area pool, pool deck and meandering water feature	C	Y
41	504-131-061	Trellis & Pool Cabana	Non-contributing	Y

SECTION 7. Integrity. The factor of integrity, while not a requirement of the Municipal Code Findings, is a factor that is considered in applications made to the National Trust for Historic Places and in certain state historic designations. The report concludes that although the buildings within the proposed Racquet Club Cottages West historic district have undergone numerous alterations, virtually all of the character-defining features survive, and thus the City Council has determined that the site retains a high degree of Integrity, sufficient to qualify it for designation as a historic district.

SECTION 8. The following elements or alterations are ones that the homeowners association may wish to place on a long term capital improvement list for possible restoration to further strengthen the authenticity (integrity) of the district.

1. Pool Cabana Trellis – Remove and relocate the surface mounted electrical conduit mounted to the face of the trellis members.
2. Pool Cabana Trellis - The wood timbers of the trellis structure appear to be "Glu-Lam" beams, and are in extremely good condition, suggesting the trellis was reconstructed in recent times. No documentation was provided to confirm whether this structure was original to the complex at the time of its construction or added later. It is however, harmonious in its design and scale and does not diminish the integrity of the district.
3. Original Color - Consider scraping or other non-destructive method to determine if the tan color is original to the complex.
4. Cabana Buildings. - Review the existence of plans for the pool cabana buildings; one is currently a restroom and the other is a laundry with windows that do not match the rest of the development; these structures may have originally been "his and hers" changing rooms and toilets. (Removal of the laundry room is not suggested because of the convenience of this amenity, however window replacement with something more sympathetic to the rest of the development may be considered.)
5. Fabric shade cloth at Trellis - Investigate the authenticity of the fabric shade cloth at the pool cabana trellis in terms of placement, color, material, original design, etc.
6. Screen block at Pool Cabana - The "Empress" pattern concrete screen block adjacent to the trellis and pool cabanas does not match the ones found throughout the complex. Furthermore, the quality of the masonry work is extremely poor, with blocks misaligned and mortar joints sloppy and irregularly tooled. It appears these screens were added after the original construction. They are also noted on page 17 of the historic resources report. Although these

screen blocks are "of the period", staff believes they diminish the integrity of the cabana buildings and the HOA may wish to conduct further investigation on an appropriate replacement of these blocks.



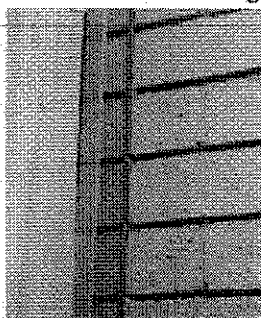
DETAIL OF EMPRESS SCREENBLOCK NEAR POOL CABANA

7. Landscape Management - Continue a long term plan for replacement of specimen trees, hedges and groundcovers respectful of the original landscape plan. Much of the plant material is overgrown and in need of maintenance or replacement
8. Pool Deck - Consider a long term strategy for removal of the "Kooldek" painted coating on the concrete terraces and coping around the swimming pool.
9. Safety Fence at Pool - Consider repainting the safety fence around the pool a dark color to "visually recede" into the landscape, or explore eventual replacement with a security fence more visually complementary to the complex.
10. Beam depth - maintain the "triad" motif of "short-deep-short" when maintaining and replacing deteriorated cantilevered timbers and beams.

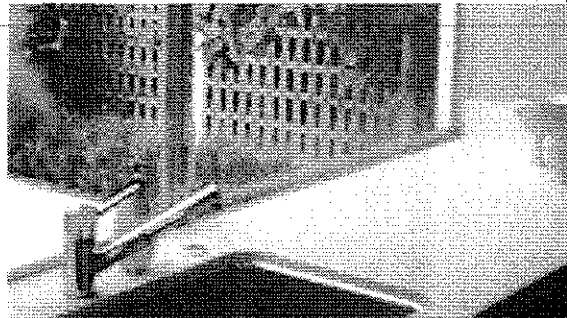


THIS MOTIF OF "SHORT-DEEP-SHORT" CANTILEVERED BEAMS OCCURS IN NUMEROUS LOCATIONS THROUGHOUT THE DISTRICT

11. Continue to maintain the frameless glass detail when repairing or replacing windows and the sill height at kitchen windows flush with the countertop.



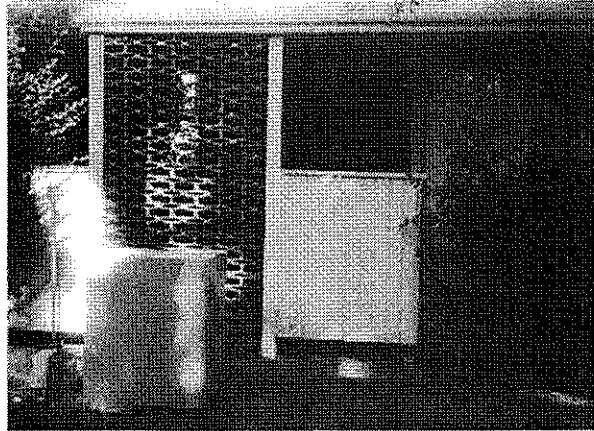
FRAMELESS GLASS JAMB DETAIL



WINDOW SILL FLUSH WITH COUNTERTOP AT KITCHEN

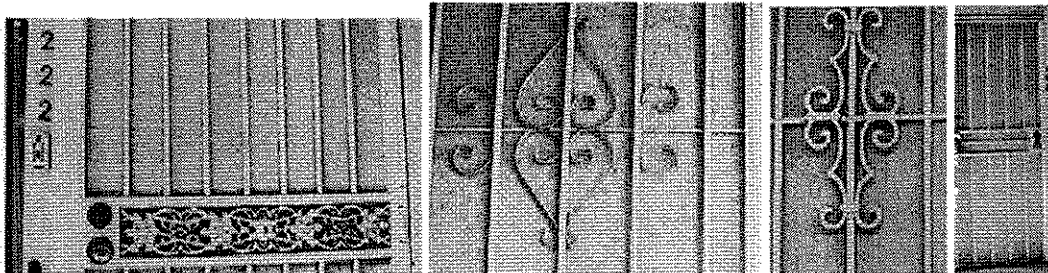
12. Deteriorating wood privacy panels. - Establish a replacement plan for the T-11 wood screens at the patios, many of which are beginning to sag and show signs

of deterioration (further investigation whether these were part of the original design may also be warranted). When replacing air conditioning units, consider relocation of those placed in locations that detract from the aesthetic of the district.



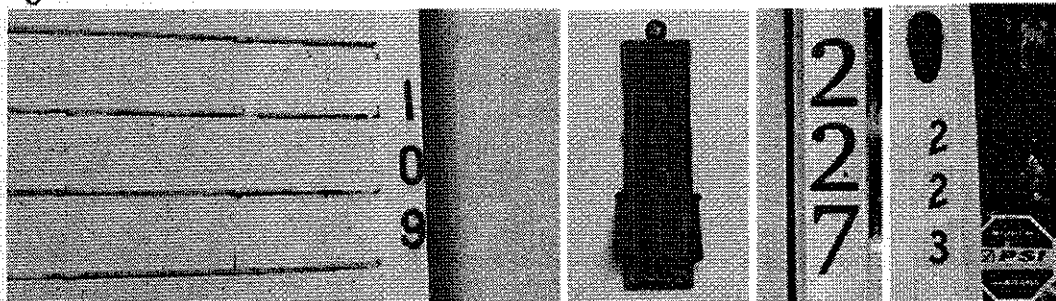
FUTURE A/C REPLACEMENT SHOULD ANTICIPATE RELOCATION FROM DECORATIVE SCREEN BLOCK. WOOD PANELS APPEAR TO HAVE BEEN ADDED AT A LATER DATE AND NOT PART OF THE ORIGINAL DESIGN

13. Exterior Paint - Implement a schedule of maintenance painting for the exterior of all structures.
14. Establish a policy of no mirrored or reflective film on windows. Phase out any such window film or use a standard tinted film for visual consistency throughout the complex.
15. Establish a standard front screen door style and door hardware color that is sympathetic with the modern architecture of the district, for those unit owners who wish to have one.



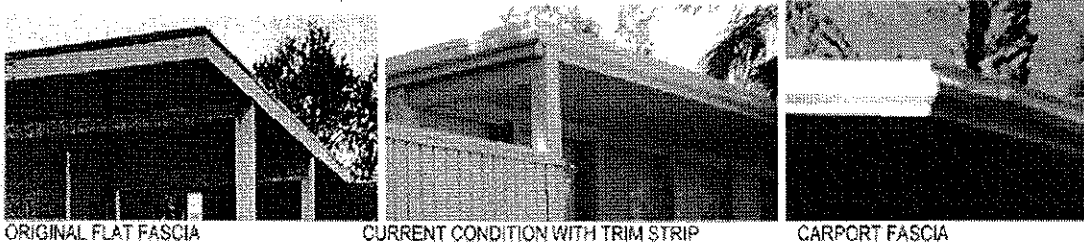
NUMEROUS SCREEN DOOR TYPES DIMINISH THE COHESIVENESS OF THE ENTIRE DISTRICT; STANDARDIZE OR REMOVE OVER TIME.

16. Unit Numbers - Re-establish a standard font and material for the unit numbers at each door. Many have been replaced with individual styles that do not reflect the original details.

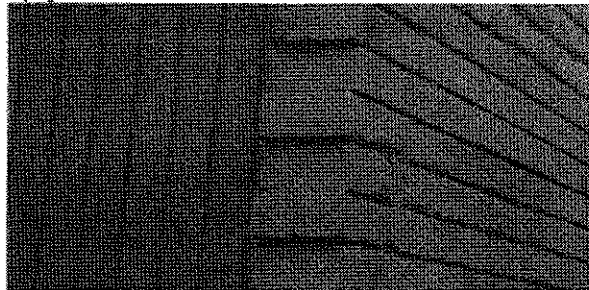


LEFT IS THE ORIGINAL ROOM NUMBER TYPE, OTHERS ARE NOT CONSISTENT AND SHOULD BE RESTORED OVER TIME.

17. Fascia Trim – Further investigation on the detailing of the fascia throughout the complex is encouraged. As noted in the historic photo below left, the fascia appear flat and free of trim. A recent photo shows a chamfered trim strip added. Staff believes this trim was added when the carports were constructed. The photo on the right below is a carport fascia which is a generic detail found on the carports at RCCW and at the adjacent Club Condominiums. These non-original fascia trim strips should be removed over time and the fascia restored to smooth flat condition as designed.



18. Broken Screen block - Continue a maintenance plan for the replacement of broken screen block units with matching units.
19. Maintenance of the T-11 plywood panels and brick accent walls. The spacing of the grooves in the T-11 plywood at the privacy panels closely matches spacing created by the deeply scored mortar bed joints in the brick accent walls. Replacement of the plywood panels for maintenance and/or tuckpointing of the masonry walls the plywood should maintain these details.



DETAIL OF THE SIMILARITY IN SPACING OF THE T-11 PLYWOOD GROOVES AND DEEPLY RAKED HORIZONTAL BED JOINTS IN THE BRICK ACCENT WALLS

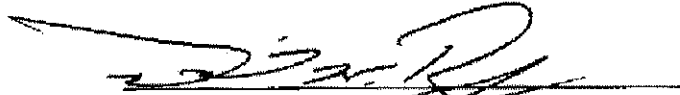
20. Perimeter Oleanders - Consider a long term plan for replacement of the mature oleanders along the perimeter of the property. These species have been known to become blighted and diseased and prematurely die off.
21. Drives and parking lots - Implement a long term schedule for slurry-coating the asphalt drives and parking areas.
22. Remove any plywood infill walls, windows, doors, and privacy panels that are not verifiable as part of the original Cody design.
23. Establish an HOA policy that any exterior modifications/alterations/additions or restoration/rehabilitation efforts are done in accordance with the Secretary of the Interior Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings (1995, Weeks and Grimmer)

SECTION 9. Conditions of Approval Pursuant to the regulations of Municipal Code Section 8.05, including but not limited to the following:

1. (8.05.125) Contributing structures/sites shall be subject to Class 1 regulations until such time that they may be reclassified.
2. (8.05.125) Noncontributing structures/sites shall be subject to review by the HSPB before demolition or construction.
3. (8.05.180) No person may undertake any of the following within or upon a Class 1 historic site without a certificate of approval from the historic site preservation board:
 - (1) Construction of a new structure;
 - (2) The moving, demolition or alteration of an existing structure in any manner which affects the exterior appearance of the structure;
 - (3) A change in land use which affects the exterior appearance of a;
 - (4) The erection, remodeling or replacing of a sign which affects the exterior appearance of a structure.
4. (8.05.185) A person who desires to construct (including new construction), alter, move or demolish a structure within or upon a Class 1 historic site or an historic district shall file an application upon a form prescribed by the city.
5. (8.05.215) No application for the same or similar work may be filed within one year after the board has rejected it.
6. The property owner shall permit the City to demark the complex as a historic district with a marker of the City's choosing. The historic marker shall be placed in a location visible from the public right-of-way. The home-owners association shall maintain the historic marker in the location installed and pay for the replacement cost if the plaque is damaged, lost, stolen, or otherwise removed from the property.
7. All future exterior modifications including but not limited to contributing structures, walls, and fences shall require Architectural Approval pursuant to Section 94.04.00 of the Palm Springs Zoning Ordinance and Historic Site Preservation Board review pursuant Municipal Code Ordinance 8.05.180.
8. No permit for the alteration of the exterior, including any and all of the defining elements and characteristics shall be issued without prior approval by the Historic Site Preservation Board.
9. Upon action on the recommendation by the City Council, the City Clerk submit the Council Resolution to the County recorder for recordation within 90 days of the effective date of this resolution.
10. Contributing structures may be eligible for execution of a Mills Act Historic Property Agreement, as approved by the City Council.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the City Council designates The Racquet Club Cottages West located at 360 Cabrillo Road, Palm Springs, California, as Historic District #3.

ADOPTED THIS 20TH DAY OF NOVEMBER, 2013.



David H. Ready, City Manager

ATTEST:



James Thompson, City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF PALM SPRINGS)

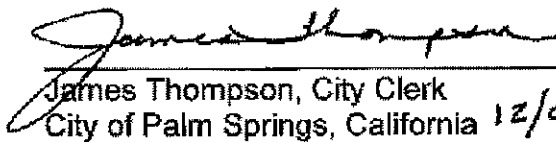
I, JAMES THOMPSON, City Clerk of the City of Palm Springs, hereby certify that Resolution No. 23458 is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on November 20, 2013, by the following vote:

AYES: Councilmember Foat, Councilmember Lewin, Mayor Pro Tem Mills, and Mayor Pougnet.

NOES: None.

ABSENT: Councilmember Hutcheson.

ABSTAIN: None.



James Thompson, City Clerk
City of Palm Springs, California 12/04/2013

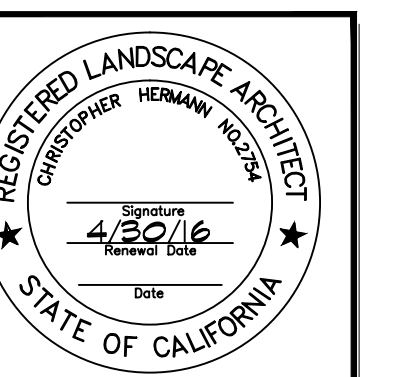


HERMANN DESIGN GROUP
 77-899 WOLF RD.
 SUITE 102
 PALM DESERT, CA
 92211
 LIC# 2754 EXP. 4/30/16
 PH. (760) 777-9131
 FAX (760) 777-9132

OWNER
**RICHARD COOK +
 STEVIN HENDERSON**
 360 W. CABRILLO ROAD
 PALM SPRINGS, CA 92262

PROJECT
RACQUET CLUB GARDEN VILLAS
 360 W. CABRILLO ROAD
 PALM SPRINGS, CA 92262

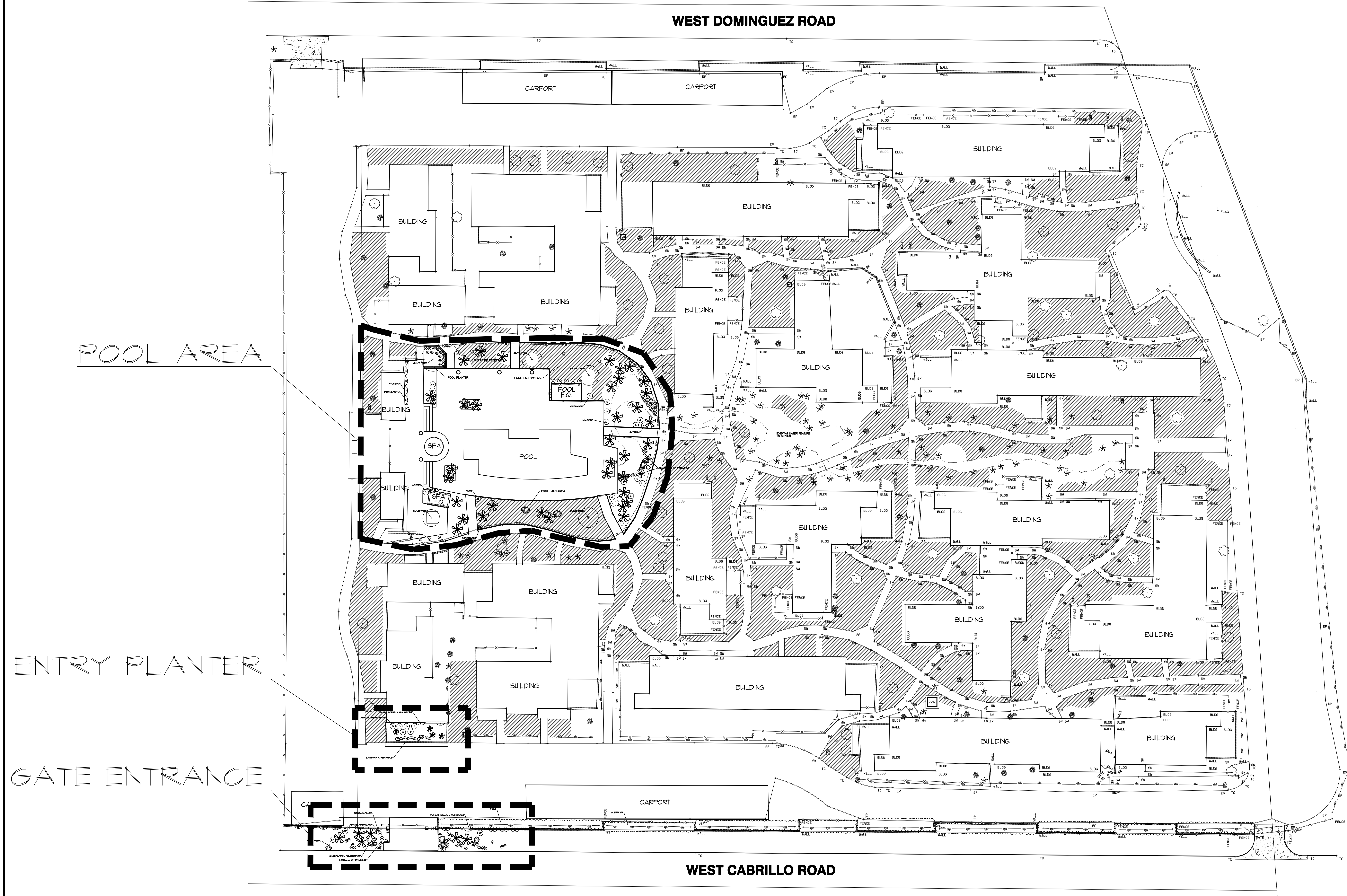
REVISIONS	DATE	BY



SHEET TITLE
SITE PLAN

DESIGNED BR/CH
 DRAWN BR
 CHECKED -
 DATE 11/14/14
 SCALE 1"=20'-0"
 JOB NO.

SHEET
L1.0
 OF 2 SHEETS



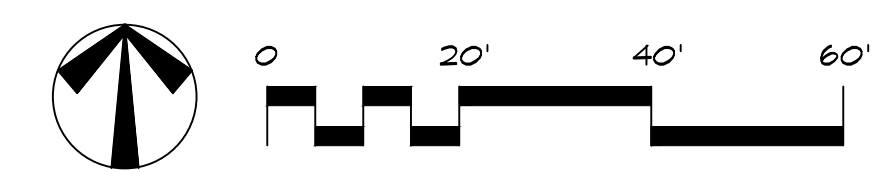
POOL AREA

ENTRY PLANTER

GATE ENTRANCE

WEST DOMINGUEZ ROAD

WEST CABRILLO ROAD





PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME COMMON NAME	SIZE	SPACING	REMARKS
SHRUBS					
		HESPERALOE PARVIFLORA "BRAKE LIGHTS"	5 GAL.	AS SHOWN	FULL 4 BUSHY
		AGAVE AMERICANA CENTURY PLANT	15 GAL.	AS SHOWN	FULL 4 BUSHY
		ALOE X 'HERCULES' HERCULES ALOE	15 GAL.	AS SHOWN	FULL 4 BUSHY
		CAESALPINIA PULCHERRIMA RED MEXICAN BIRD OF PARADISE	15 GAL.	AS SHOWN	FULL 4 BUSHY
		EVOLVULUS GLOMERATUS "HAWAIIAN BLUE EYES"	5 GAL.	AS SHOWN	FULL 4 BUSHY
		AGAVE GEMINIFLORA TWIN FLOWERED AGAVE	5 GAL.	AS SHOWN	FULL 4 BUSHY
		ALOE VERA MEDICINAL ALOE	5 GAL.	AS SHOWN	FULL 4 BUSHY
		RUSSELLIA EQUISETIFORMIS FIRECRACKER PLANT	5 GAL.	AS SHOWN	FULL 4 BUSHY
		DASYLIRION WHEELERI DESERT SPOON	5 GAL.	AS SHOWN	FULL 4 BUSHY
		FESTUCA GLAUCA BLUE FESCUE	5 GAL.	AS SHOWN	FULL 4 BUSHY
		FICUS MICROCARPA NITIDA 'COLUMNAR' INDIAN LAUREL FIG	15 GAL.	2' O.C.	HEDGE
		FOUQUIERIA SPLENDENS OCOTILLO	7 CANE MIN.	AS SHOWN	ALL CANES MIN. 6' HIGH
		AGAVE DESMETTIANA SMOOTH AGAVE	5 GAL.	AS SHOWN	BOLD GREEN TEXTURE
		PEDILANTHUS MACROCARPUS LADY SLIPPER	5 GAL.	AS SHOWN	FULL 4 BUSHY
		AGAVE PARRYI PARRY'S AGAVE	5 GAL.	AS SHOWN	FULL 4 BUSHY
		CARISSA "GREEN CARPET" TRAILING NATAL PLUM	5 GAL.	AS SHOWN	FULL 4 BUSHY
		AGAVE VILMORINIANA OCTOPUS AGAVE	5 GAL.	AS SHOWN	FULL 4 BUSHY
VINES/GROUNDCOVERS					
		DURANTA REPENS SKYFLOWER	5 GAL.	AS SHOWN	STAKED
		LANTANA X 'NEW GOLD' NEW GOLD LANTANA	5 GAL.	AS SHOWN	FULL 4 BUSHY
		BERMUDA GRASS BULLSEYE SHADE TOLERANT			BY: WEST COAST TURF
INSTALL 2" THICK LAYER OF DECOMPOSED GRANITE IN PLANTER AREAS ALONG THE SIDE YARDS ONLY. COLOR TO BE SELECTED.					
ROCK WORK					
		DECOMPOSED GRANITE 3/8" COLOR T.B.S.			
		RIVER ROCK COBBLE COLOR T.B.S.			

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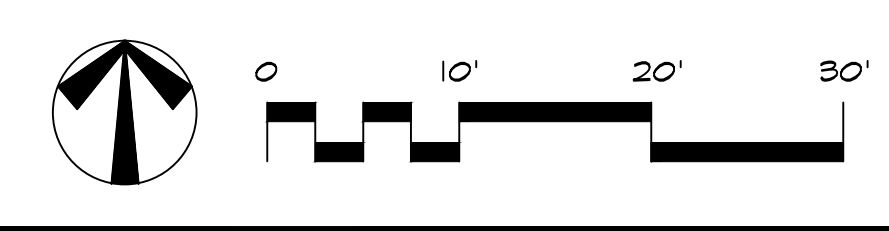
REVISIONS	DATE	BY



SHEET TITLE
PLANTING PLAN

DESIGNED BR/CH
DRAWN BR
CHECKED -
DATE 11/14/14
SCALE 1"=10'-0"
JOB NO.

SHEET
L2.0
OF 8 SHEETS





A: CABRILLO ENTRANCE
Racquet Club Garden Villas





A: CABRILLO ENTRANCE
Racquet Club Garden Villas



Racquet Club Garden Villas



B: ENTRY PLANTER
Racquet Club Garden Villas



Racquet Club Garden Villas



B: ENTRY PLANTER
Racquet Club Garden Villas





Garden Villas at the Racquet Club
POOL RULES

1. SWIMMING & HOT TUB RULES ARE FROM 8:00 AM TO 6:00 PM.
2. SWIMMING POOL & HOT TUB ARE FOR THE USE OF GUESTS ONLY.
3. ALL GUESTS MUST BE ACCOMPANIED BY A RESIDENT ADULT AT ALL TIMES.
4. CHILDREN UNDER 12 MUST BE ACCOMPANIED BY AN ADULT AT ALL TIMES.
5. CHILDREN UNDER 12 MUST NOT BE PERMITTED IN HOT TUBS.
6. CHILDREN UNDER 12 MUST NOT BE PERMITTED IN HOT TUBS AT ANY TIME.
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C: POOL PLANTER
 Racquet Club Garden Villas





Garden Villas at the Racquet Club
POOL RULES

1. SWIMMING & HOT TUB RULES ARE FROM 8:00 AM TO 8:00 PM.
2. SWIMMING POOL & HOT TUB ARE FOR THE USE OF THE CLUB MEMBERS ONLY.
3. ALL GUESTS MUST BE ACCOMPANIED BY A RESIDENT ADULT AT ALL TIMES.
4. CHILDREN UNDER 12 MUST BE ACCOMPANIED BY AN ADULT AT ALL TIMES.
5. CHILDREN UNDER 12 MUST NOT BE PERMITTED IN HOT TUBS.
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C: POOL PLANTER
Racquet Club Garden Villas





D: POOL EQ. FRONTAGE
Racquet Club Garden Villas





D: POOL EQ. FRONTAGE
Racquet Club Garden Villas





E: POOL LAWN AREA
Racquet Club Garden Villas





E: POOL LAWN AREA
Racquet Club Garden Villas

