



Planning Commission Staff Report

DATE: JULY 26, 2017

SUBJECT: LULU RESTAURANT, FOR AN ART MURAL APPLICATION ON A COMMERCIAL RESTAURANT BUILDING LOCATED AT 200 SOUTH PALM CANYON DRIVE. (CASE 17-002 MUR). (GM)

FROM: Department of Planning Services

SUMMARY

This is a request for review of an Art Mural Application for a mural called Love & Peace "Roses" on a commercial restaurant building at 200 South Palm Canyon Drive.

RECOMMENDATION:

Recommend approval of the mural to City Council, subject to the Conditions of Approval included as Exhibit "A" (attached).

BACKGROUND:

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
5/1/2017	AAC reviewed the proposal and voted 6-1 to continue to allow the Applicant to address the following items: <ol style="list-style-type: none">1. How does the mural fit with the architecture of the building?2. How will the aluminum panels be maintained over time (to prevent warping)?3. Provide lighting detail.4. Revise maintenance plan to reflect actual materials of the mural and frame.
5/11/2017	Public Arts Commission reviewed the mural application and voted to recommend approval to the City Council.
7/17/2017	AAC reviewed the revised mural and voted 7-0 to approve with a condition that light fixture be compatible with existing wall sconces.

Most Recent Ownership

10/21/2002	Second Imperial Manor
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Field Check

02/2017	Staff visited site to observe existing conditions
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Notification	
4/13/2017	Notice sent to all property owners within 500 feet of mural site at least 30 days prior to the Planning Commission consideration.

Details of Application Request	
Site Area	
Net Area	18,295-square feet

Surrounding Property	Existing General Plan Designations	Existing Land Use	Existing Zoning Designations
Subject Property	CBD (Central Business District)	Restaurant	CBD (Central Business District)
North	CBD (Central Business District)	Retail	CBD (Central Business District)
South	CBD (Central Business District)	Retail	CBD (Central Business District)
East	CBD (Central Business District)	Retail	CBD (Central Business District)
West	CBD (Central Business District)	Single-Family Residential	CBD (Central Business District)

ANALYSIS:

The applicant has requested approval of a mural located on the north street side elevation of the commercial restaurant building at 200 South Palm Canyon Drive. The mural is titled Love & Peace "Roses" and is a depiction of Marilyn Monroe with a flower head piece.

The applicant, Lulu California Bistro, is located at the southeast corner of South Palm Canyon Drive and Arenas Road. The north building elevation has a street frontage along Arenas Road of approximately one hundred (100') feet. The building containing Lulu's underwent a renovation in February 2011 which included exterior painting to bright white with gray accent colors and brushed aluminum wall mounted lights. The north building wall is divided into four (4) sections of exposed precision block to include a metal canopy overhanging the restaurant entrance and three (3) plaster bands which wrap the structure's corner. The first wall section contains a main sign facing Arenas Road and the proposed mural will be placed in the second wall section.

The mural has been reviewed by the AAC on May 1, and July 17, 2017. At the May 1, 2017 meeting the AAC made four (4) recommendations relative to the construction and attachment of the mural. On July 17, 2017 the applicant returned with a revised construction method and the AAC voted to recommend approval to the Planning Commission with a condition that an alternative light fixture be sought.

The mural is fifteen (15') feet wide by fifteen (15') feet tall equaling 220-square feet. The colorful mural is a computer generated image (or wrap) affixed to a light weight Alupalite panel sections sized 5'x10' weighing 39 pounds each. The mural will require a total of six (6) panels constructed with a ¼ corrugated plastic core with double-sided aluminum sheets that will not bow or "oil can". The Alupalite panels will be mounted to the building wall using 15 to 20 concrete screws and anchors per sheet. The mural image will be applied to the panels once they have been secured to the building wall and will cover the screws and the seams of the panels. The image will be placed one (1) foot below the roof line with the bottom portion approximately ten (10) feet from the sidewalk.

The mural is designed by a local artist named Curry Mendes who describes the art piece as having "fused together historic trends with the iconic Marilyn Monroe to produce an original concept that will reside as a "must-see" landmark in downtown Palm Springs".

For lighting of the mural, the applicant proposed using four (4) LED Gooseneck lights with focused shields washing the mural in illumination. The light fixtures will be attached to the concrete wall and electrical power will be supplied from behind the existing parapet eliminating the need for conduit on the street side façade. The light fixtures will extend 31" inches from the building wall.

The AAC is requesting that the applicant reconsider the use of gooseneck lights and seek a more contemporary fixture that will be consistent the existing wall sconces. This has been added as a condition of approval. A revised light fixture could be reviewed at a Staff level.

The approval process for murals is identified in Section 5.81.030 of the Palm Springs Municipal Code; the application must be reviewed by AAC, the Planning Commission, the Public Arts Commission, and is then forwarded to City Council for action.

FINDINGS – ART MURAL REGULATIONS AND REQUIREMENTS:

Palm Springs Municipal Code (PSMC) Section 5.81.040 requires that the owner of the property on which the mural is placed shall deliver to the City a covenant for recordation, providing that the mural will be maintained at all times in full compliance with code requirements. The covenant shall be required as a condition of approval of this request. PSMC Section 5.81.050 also outlines the following regulations for art murals:

1. *The mural shall remain in place, without alternation, for a minimum period of two years.*

If approved, the mural shall be required to remain in place for two years from the date of City Council approval. The two-year requirement will be included as a standard condition of approval.

2. *No part of a mural shall exceed the height of the structure to which it is tiled, painted, or affixed.*

The mural is fifteen (15') feet wide by fifteen (15') feet tall equaling 220-square feet. The image will be placed one (1) feet below the roof line with the bottom portion approximately ten (10) feet from the sidewalk.

3. *No part of a mural shall extend more than six (6) inches from the plane of the wall upon which it is tiled, painted, or affixed.*

The colorful mural is a computer generated image (or wrap) affixed to a light weight Alupalite panel sized 5'x10' weighing 39 pounds each. The mural will require a total of six (6) panels constructed with a ¼ corrugated plastic core with double-sided aluminum sheets that will not bow or "oil can". The Alupalite panels will be mounted to the building wall using 15 to 20 concrete screws and anchors per sheet. The mural image will be applied to the panels once they have been secured to the building wall and will cover the screws and the seams of the panels.

4. *No mural may consist of, or contain, electrical or mechanical components, or changing images (moving structural elements, flashing or sequential lights, lighting elements, or other automated methods that result in movement, the appearance of movement, or change of mural image or message, not including static illumination turned off and back on not more than once every 24 hours).*

The mural art work does not consist of or contain any electrical or mechanical components. The mural will be illuminated by light fixtures near the roof line attached to the concrete wall and electrical power will be supplied from behind the existing parapet eliminating the need for conduit on the street side façade.

5. *No mural shall be placed on a lot that is improved with only one single-family residential structure and accessory structures.*

The mural is affixed to a commercial building, and is located within a commercial zoning district.

6. *No mural shall be arranged and illuminated in a manner that will produce light intensity of greater than three foot candles above ambient lighting, as measured at the property line of the nearest residentially zoned property.*

The mural does not consist of or contain any electrical or mechanical components. The mural will be illuminated at night and will not affect any residential properties which do not exist within 500 feet of the subject property.

7. *Digitally printed image murals shall receive approval of both the Fire Department and Department of Building and Safety.*

The Fire Department and the Department of Building and Safety have reviewed the proposed method of constructing the mural image and have found that the Alumalite panels and graphic wrap will not be harmful as applied.

8. *A mural shall not be created without the final authorization of the Palm Springs City Council.*

The applicant has appropriately filed the proper application for approval of the mural. Final authorization of the Palm Springs City Council must be obtained prior to installation of the mural.

FINDINGS – ARCHITECTURAL REVIEW REQUIREMENTS:

In addition to the regulations listed previously, the Planning Commission shall review the submitted application for conformance to the applicable requirements listed in Section 94.04.00(D), as discussed in the table below:

ARCHITECTURAL GUIDELINES:

Item	Guideline:	Conforms?	Staff Evaluation:
1	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	The mural placed on the north facing side of the commercial restaurant building at a highly visible corner South Palm Canyon Drive and Arenas Road enlivens a white concrete block wall with a colorful art image.
2	Is the proposed development of good composition, materials, textures, and colors?	Yes	The computer generated image applied to a light weight Alumalite panel and affixed to the wall. Maintenance plan will address possible graffiti, vandalism, deterioration, and overall general maintenance. The image placed on a vinyl wrap is expected to remain without fading for ten (10) years.
3	Harmonious relationship with existing and proposed adjoining developments and	Yes	The mural located on the north facing building elevation is visible from South Palm Canyon Drive and

	in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition.		Arenas Road. The colorful image placed against the building's white concrete block wall will compliment both the structure and mural and avoid monotonous repetition.
4	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 mural will be 220-square feet in size placed on the upper portion of the wall approximately one (1) feet below the roof line.
5	Building design, materials and colors to be sympathetic with desert surroundings	Yes	The mural utilizes a mix of vibrant colors that can be found in the surrounding desert flowers, mountains, and landscapes.
6	Harmony of materials, colors, and composition of those elements of a structure, including overhangs, roofs and substructures which are visible simultaneously	Yes	The design of the mural is a mix of vibrant colors consisting of an image of Marilyn Monroe and headband of flowers. There is no illumination of the mural.



 Glenn Mlaker, AICP
 Associate Planner



 Finn Fagg, AICP
 Director of Planning Services

Attachments:

1. Vicinity Map
2. Minutes of May 1, 2017 AAC Meeting
3. Justification Letter
4. Description of Alumalite Panel and Lighting
5. Site Photos/Mural Images
6. Description of Artist
7. Building Elevations

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING APPROVAL OF CASE NO. 17-002 MUR FOR AN ART MURAL ON THE COMMERCIAL RESTAURANT BUILDING AT 200 SOUTH PALM CANYON DRIVE, ZONE CBD.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

- A. Lulu's Restaurant, ("Applicant") has filed an application with the City pursuant to Chapter 5.81 of the Palm Springs Municipal Code for the approval of an art mural on the commercial building at 200 South Palm Canyon Drive, Zone CBD. (Case No. 17-002 MUR) ("Application").
- B. On May 1, 2017 the Architectural Advisory Committee met and voted to continue the project to allow the Applicant to address the following items:
- How does the mural fit with the architecture of the building?
 - How will the aluminum panels be maintained over time (to prevent warping)?
 - Provide lighting detail.
 - Revise maintenance plan to reflect actual materials of the mural and frame.
- C. On July 17, 2017, the Architectural Advisory Committee reviewed revisions to the Application and voted unanimously to recommend approval of the proposal to the Planning Commission with the condition that a revised light fixture compatible with existing wall sconces be reviewed by Staff.
- D. On July 26, 2017, the Planning Commission considered the Application at a regularly scheduled public meeting held in accordance with applicable law.
- E. The Application is considered a project pursuant to the terms of the California Environmental Quality Act ("CEQA"), as the Application requires discretionary action. However, the mural is a minor alteration to an existing building and Staff has determined that the project is Categorically Exempt as a Class 1 exemption pursuant to Section 15301 of the CEQA Guidelines (Existing Facilities).
- F. Notice was provided to all property owners within 500 feet of the location of the mural prior to the Planning Commission consideration of the Application in accordance with Section 5.81.030(a) of the Palm Springs Municipal Code.
- G. The Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the Application, including, but not limited to, the staff report, and all written and oral testimony presented.

H. Pursuant to Section 5.81.050 of the Palm Springs Municipal Code, the Planning Commission finds:

1. *The mural shall remain in place, without alternation, for a minimum period of two years.*

If approved, the mural shall be required to remain in place for two years from the date of City Council approval. The two-year requirement will be included as a standard condition of approval.

2. *No part of a mural shall exceed the height of the structure to which it is tiled, painted, or affixed.*

The mural is fifteen (15') feet wide by fifteen (15') feet tall equaling 220-square feet. The image will be placed one (1) feet below the roof line with the bottom portion approximately ten (10) feet from the sidewalk.

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The mural art work does not consist of or contain any electrical or mechanical components. The mural will be illuminated by four (4) LED Gooseneck lights with focused shield washing the mural in illumination. The light fixture will be attached to the concrete wall and electrical power will be supplied from behind the existing parapet eliminating the need for conduit on the street side façade. The light fixture will extend 31" inches from the building wall.

5. *No mural shall be placed on a lot that is improved with only one single-family residential structure and accessory structures.*

The mural is affixed to a commercial building, and is located within a commercial zoning district.

6. *No mural shall be arranged and illuminated in a manner that will produce light intensity of greater than three foot candles above ambient lighting, as measured at the property line of the nearest residentially zoned property.*

The mural does not consist of or contain any electrical or mechanical components. The mural will be illuminated at night and will not affect any residential properties which do not exist within 500 feet of the subject property.

7. *Digitally printed image murals shall receive approval of both the Fire Department and Department of Building and Safety.*

The Fire Department and the Department of Building and Safety have reviewed the proposed method of constructing the mural image and have found that the Alumalite panels and graphic wrap will not be harmful as applied.

8. *A mural shall not be created without the final authorization of the Palm Springs City Council.*

The applicant has appropriately filed the proper application for approval of the mural and will be in conformance to the City's approval process requirements on the City Council approves the project.

THE PLANNING COMMISSION RESOLVES:

Based upon the foregoing, the Planning Commission hereby recommends approval of Case 17-002 MUR for an art mural on the commercial restaurant building located at 200 South Palm Canyon Drive subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 26th day of July, 2017.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Flinn Fagg, AICP
Director of Planning Services

RESOLUTION NO.

EXHIBIT A

Case 17-002 MUR

An Art Mural for a commercial restaurant building located at
200 South Palm Canyon Drive

July 26, 2017

CONDITIONS OF APPROVAL

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the Director of Planning Services, the Director of Building and Safety, or the Director of Community and Economic Development, 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 17-002 MUR, except as modified by the conditions below.
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped July 11, 2017, 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 17-002 MUR. 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. Covenant. The owner of the property on which the mural is installed shall execute and deliver to the Office of the City Clerk a covenant for recordation in a form approved by the City Attorney. The covenant shall provide that the mural will be installed and maintained at all times in full compliance Chapter 5.81 of the Palm Springs Municipal Code. In addition, the covenant shall remain in force for as long as the mural exists.

ADM 7. Maintenance Plan. The property owner(s) and successors and assignees in interest shall maintain and repair the mural in accordance with the maintenance plan approved in conjunction with this application. This condition shall be included in the recorded covenant agreement for the property as required by the City.

ADM 8. Minimum Time Period. The mural shall remain in place, without alteration, for a minimum period of two (2) years; the two (2) year time period shall commence upon the effective date of the approval. An "alteration" includes any change to the permitted mural, including, but not limited to, any change to the image(s), materials, colors, or size of the permitted mural. "Alteration" does not include naturally occurring changes to the mural caused by exposure to the elements or the passage of time or that result from the maintenance or repair of the mural. Such minor changes may include slight and unintended deviations from the original image, colors, or materials that occur when the permitted mural is repaired due to the passage of time or the result of vandalism.

A mural may be removed within the first two years of the date of registration under the following circumstances:

- The property on which the mural is located is sold; or
- The structure or property is substantially remodeled or altered in a way that precludes continuance of the mural; or
- The property undergoes a change of use authorized by the Department of Building and Safety;

- The owner of a mural may request permission from the City Manager to remove a mural prior to the expiration of the two (2) year period, which the City Manager may grant upon making a finding that the continued maintenance of the mural is not feasible and that the early removal of the mural is not a furtherance of off-site commercial advertising.

ADM 9. 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 10. Grounds for Revocation. Non-compliance with any of the conditions of this approval or with City codes and ordinances may result in proceedings to revoke the approval. 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.

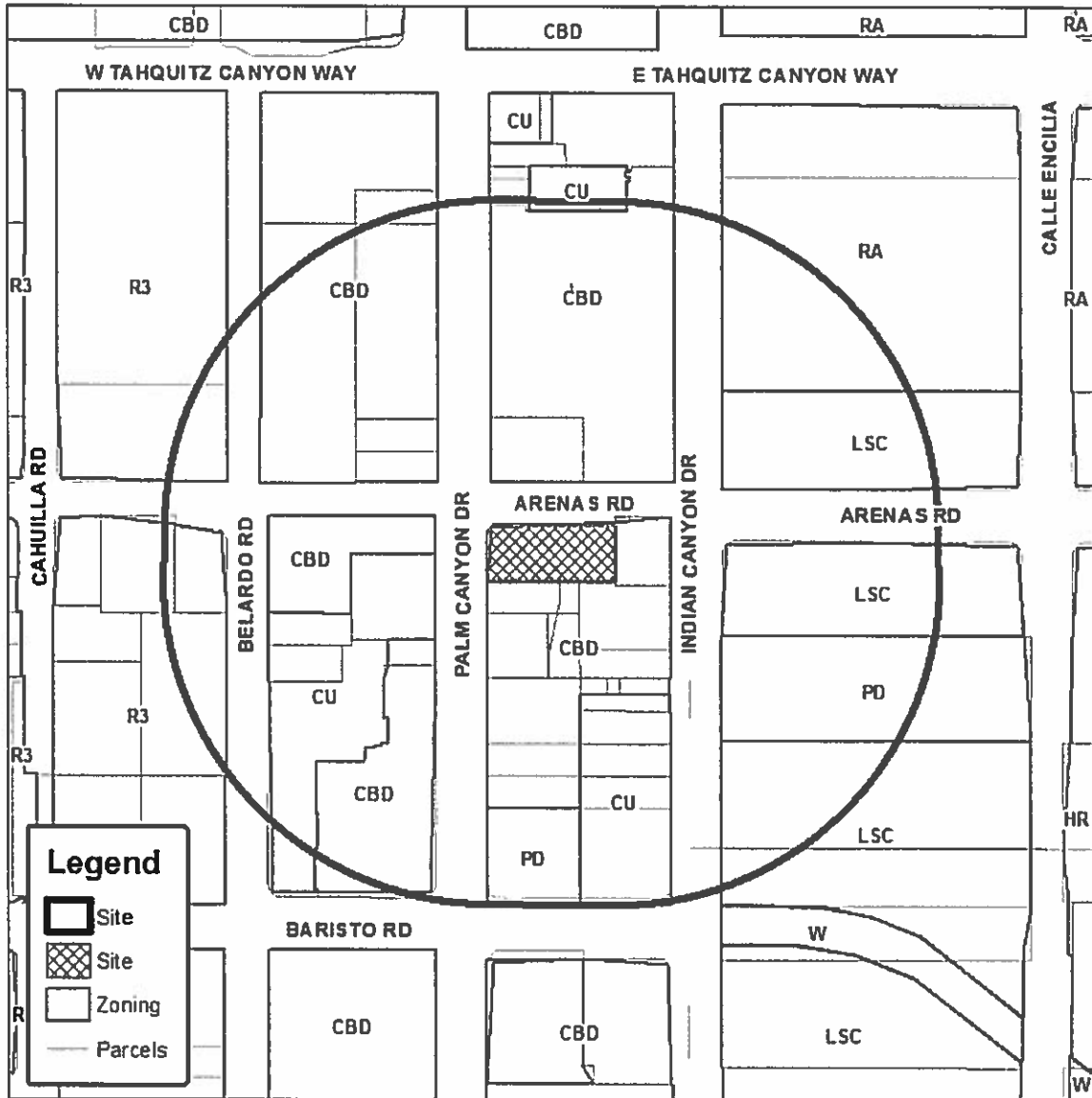
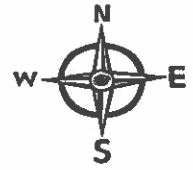
PLANNING DEPARTMENT CONDITIONS

- PLN 1. As a recommendation by the AAC, a revised light fixture compatible with the existing wall sconces be presented to Staff for approval.
- PLN 2. Removal of Mural. Should the mural be removed or the building be repainted in the future, the property owner shall submit a Minor Architectural Review application for approval prior to repainting the building.

END OF CONDITIONS



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

Case 17-002 MURAL

200 South Palm Canyon Drive

April 17, 2017:

M/S/C (Secoy-Jensen/Purnel/Purnel) Approve, as amended. (Noting Member Lockyer's abstention.)

- 2. BILL TRAINOR FOR A MINOR ARCHITECTURAL APPLICATION TO INSTALL A GROUND MOUNTED 15.12 KW PHOTOVOLTAIC SOLAR SYSTEM CONSISTING OF 42 SUN POWER SOLAR PANELS ON A HILLSIDE PROPERTY LOCATED AT 295 WEST CAMINO CARMELITA, ZONE ER, (CASE 3.2172-MAA). (ER)**

Principal Planner Robertson provided an update on the proposed ground mounted solar system.

Member Lockyer questioned if there is a site plan available. He also verified if staff is recommending approval. (yes)

Member Rotman asked if neighbors have responded since the mock up was installed.

NATE OTTO, applicant, responded that the neighbors did not offer objections; and noted that the vegetation will prevent glare.

Member Fredricks asked if the 2 sections were divided to preserve vegetation. (yes) And were all the neighbors contacted? (not all)

Member Lockyer verified from staff if there is a policy to obtain neighbor approval. (not required but were notified)

Member Secoy-Jensen noted that the applicant has responded to what the Committee has requested and made a motion of approval.

M/S/C (Secoy-Jensen/Fredricks, 5-1-1 absent Cassidy, abstained Purnel) Approve with conditions subject to:

- Update plan to reflect actual location of panels.

NEW BUSINESS:

- 3. LULU RESTAURANT FOR AN ART MURAL APPLICATION ON A COMMERCIAL RESTAURANT BUILDING LOCATED AT 200 SOUTH PALM CANYON DRIVE, ZONE CBD (CASE 17-002 MUR). (GM)**

Associate Planner Mlaker provided an overview of the proposed art mural.

Member Rotman verified the height of the building. (30' tall approx.)

JERRY KELLER, applicant, provided details and was available for questions

CURRY MENDES, applicant, provided a description of the mural.

Member Rotman asked for a description of the paint/ink and type of material on which it is printed on. (aluminum, UV lamination)

Member Purnel verified if it is one piece or multiple sections and if the seams would be visible. (multiple sections - will not be able to see seams) How thick is the frame? (frame will be mounted 1/4" off from wall)

Member Secoy-Jensen:

- How is the mural affixed? (screws to the wall)
- Can you see the head of the screws? (no)
- Will there be any additional lighting? (lights from above)

Member Lockyer verified the thickness of aluminum. (24 gauge)

Chair Song asked if they have done this before and how the wind will impact it. (haven't done wall mount before) She verified that the mural isn't going to be at pedestrian level.

Member Fredricks supports the mural as proposed.

Member Secoy-Jensen said she'd like to see how it's dimensioned with the building and how lighting is proposed.

Member Purnel thinks they should see the lighting and would like to make sure the aluminum panels will be stable over time.

Member Rotman said he would like to see backing on panels so it doesn't warp.

Member Secoy-Jensen said she doesn't see a harmonious relationship with the building and neighborhood, maybe if it were in the rear - she said it feels like a poster affixed to the building.

Chair Song said the method of attachment needs to be better described; art should reward the community and it needs to be proportional to the space on the wall.

Member Song suggested considering painting the bays of the building for a background

to the mural - to integrate better with the architecture.

Member Purnel thinks it should be separated from the signage and moved further east.

Chair Song questioned:

- How does the mural work with the building?
- How will the material wear over time?
- Lighting?

M/S/C (Song/Purnel, 6-1-0 absent Cassady) Continue to allow the applicant to address:

- How does the mural fit with the architecture of the building?
- How will aluminum panels be maintained over time? (to prevent warping)
- Need lighting details.
- Revise maintenance plan to reflect the actual materials of the mural and frame.

4. GEORGE YOUSSEF FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A ONE-STORY 4-UNIT APARTMENT COMPLEX ON AN 11,400-SQUARE-FOOT UNDEVELOPED PARCEL LOCATED AT 549 EL PLACER, ZONE R-2 (CASE 3.4011-MAJ). (ER)

Principal Planner Robertson presented an overview of the proposed one-story apartment complex.

Member Lockyer verified if it meets parking requirements. (yes) He commented that no sections show the mechanical equipment.

Member Secoy-Jensen questioned if the trash enclosure is for individual bins. (yes)

Member Purnel asked if the setbacks allow for covered parking. (no)

Member Rotman verified if there is a curb cut across the entire bay parking. (yes)

STAN POLLAKUSKY, architect, provided details on the architectural elements of the buildings and was available for questions.

Member Fredricks:

- Has consideration be given to the issue of trees to shade the parking area?
- How would you modify based on staff comments?

Member Secoy-Jensen asked what type of material is the mechanical screen. (stucco)

Wednesday, April 5, 2017

Letter of Justification

The proposed mural project, Love & Peace "Roses", will bring recognition to not only a legendary Palm Springs icon, but will also recognize the talents of a local Palm Springs artist. Heavily influenced by the "flower power" era of American history, local artist Curry Mendes has fused together historic trends with the iconic Marilyn Monroe to produce an original concept that will reside as a "must see" landmark in downtown Palm Springs. Mendes' artwork will complement the much-anticipated return of the oh-so-loved Marilyn statue that is planned to return to the streets of Palm Springs soon.

RECEIVED

APR 06 2017

**PLANNING SERVICES
DEPARTMENT**

LULU Mural sign install

The sign will be a 15x15 Original Mural digital Artwork of Marilyn Monroe

Sign will be fabricated and Printed by Canyon Copy and Print

Sign Materials

Print- 3M premium wrap material with outdoor gloss lamination

Print material will be wrap mounted to Alupalite 6mm (1/4)panels . Product description attached.

These panels are light weight only weighting 39lbs per 5x10 sheet and with a dense core and ¼ inch thick will not bow or oil can

Alupalite panels will be mounted to The concrete building structure using concrete screws and anchors. With approx. 15-20 per panel. Screws are heavy duty concrete screws with a 70lb rating per screw (picture attached)

All Materials are water resistant and resistant to desert conditions.

Light fixture will mounted above to concrete with no conduit or visible wiring , all wiring and electrical will be on the back of the wall where there is plenty of electrical and spacing. (pictures attached)

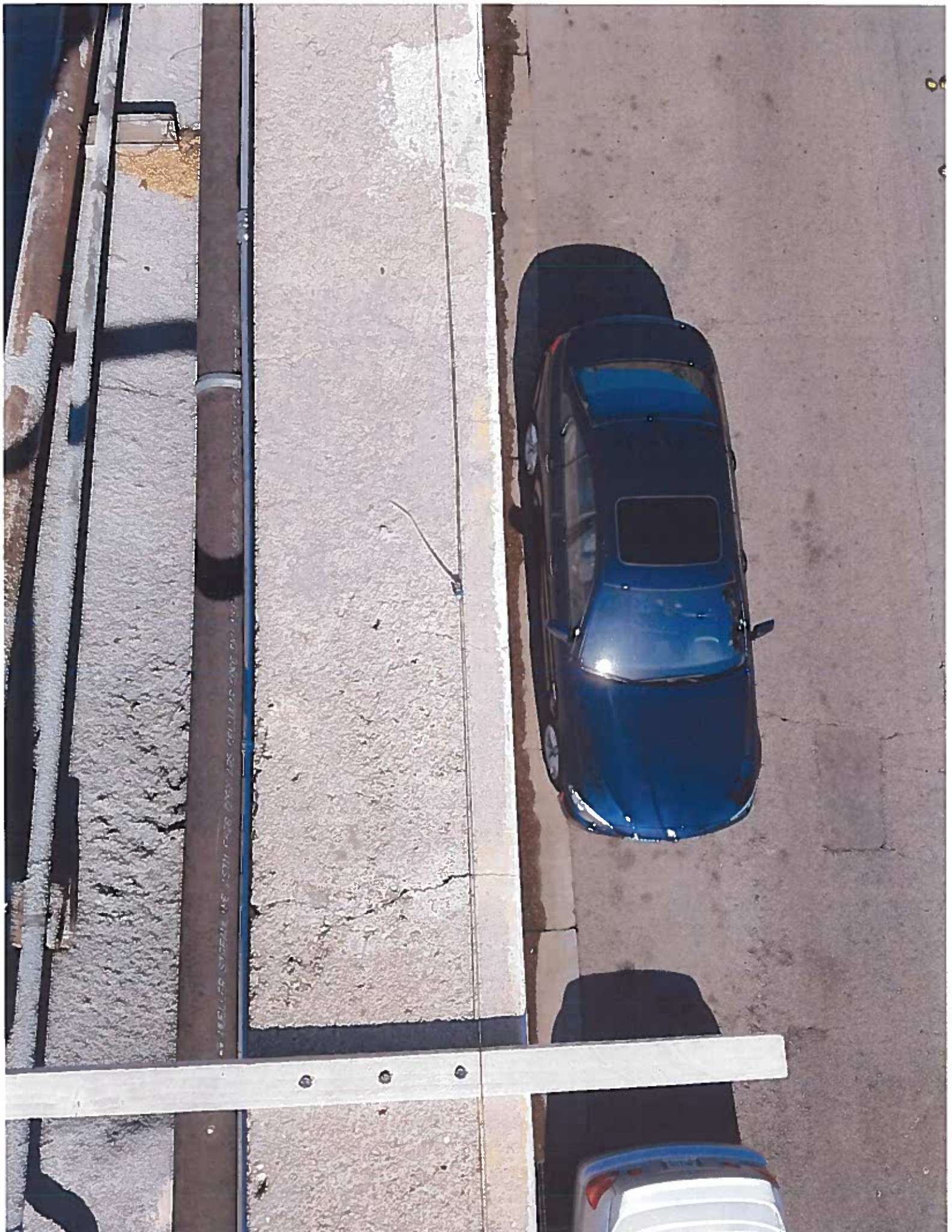
Maintenance Plan

- **General Maintenance**

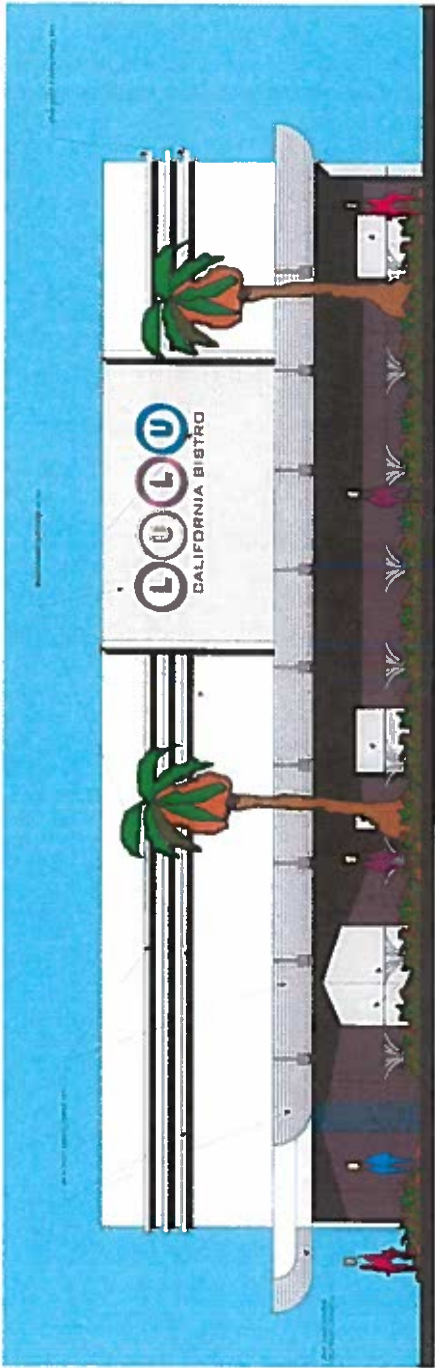
General Maintenance will consist of a monthly power washing. In the event of vandalism mural will restored or replaced to its original condition.



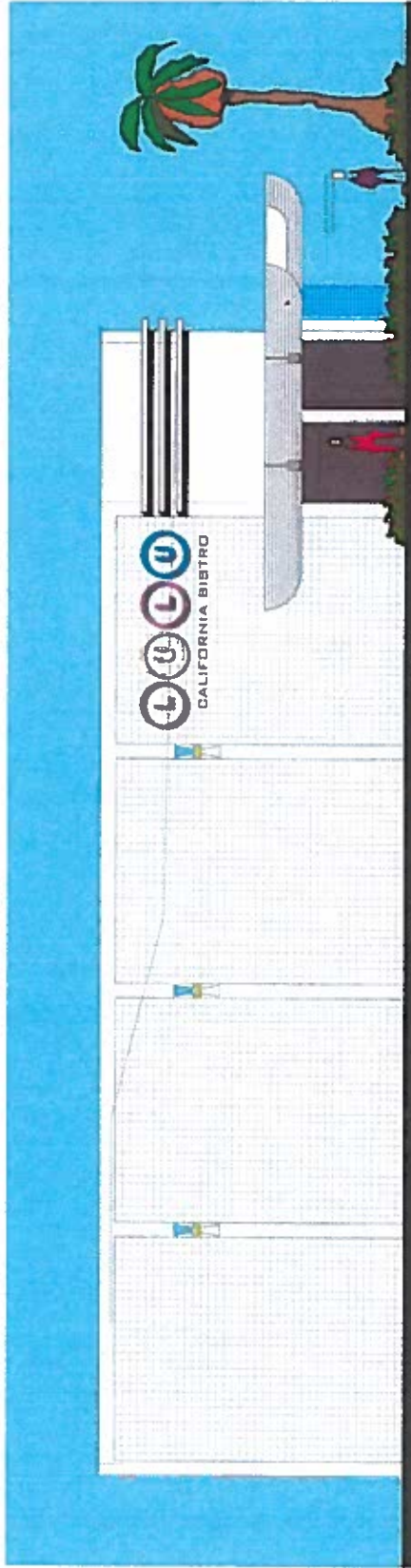
27/04/2017







west elevation to palm canyon drive
 scale: 1/4" = 1'-0"



north elevation to arenas
 scale: 1/4" = 1'-0"





LOREAL
PARIS

Palm Canyon

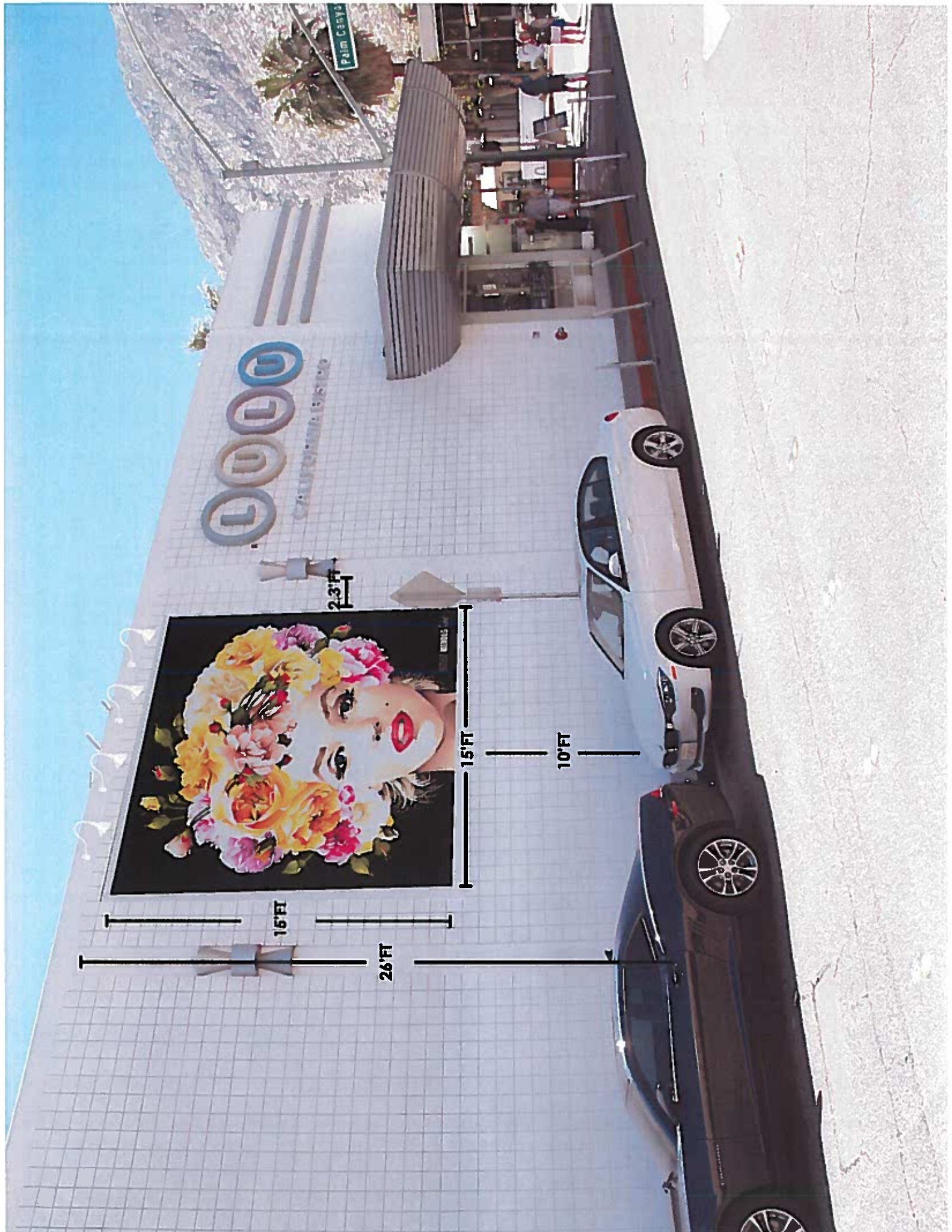
15' FT

26' FT

15' FT

10' FT

23' FT

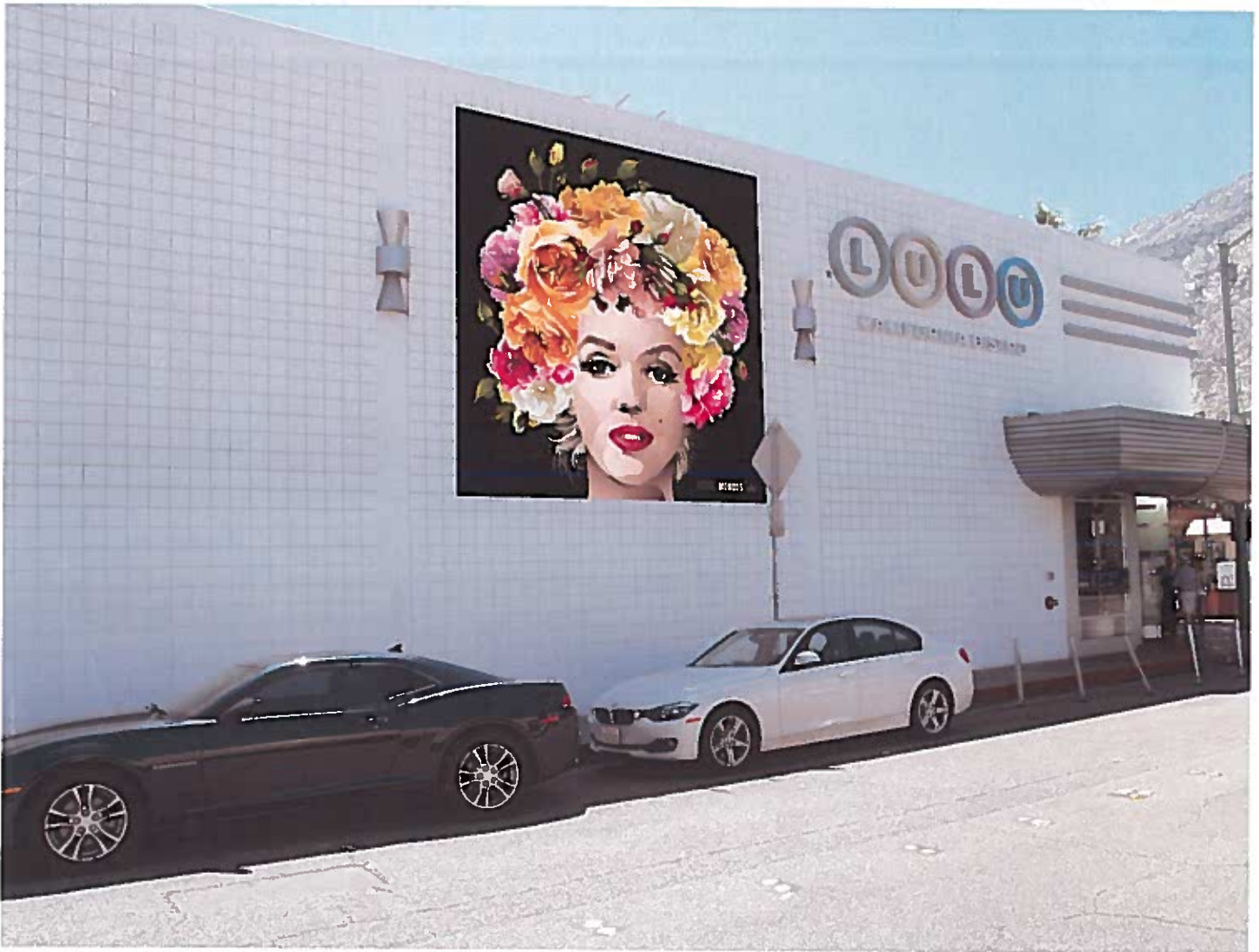




**Mural Project
15ft x 15ft
Love & Peace "Roses"**

Jerry & Barbara Keller

**LULU's California Bistro
North Wall**



RECEIVED

APR 06 2017

**PLANNING SERVICES
DEPARTMENT**

CURRYMENDES *Artist*



Mural Project
15ft x 15ft
Love & Peace "Roses"

Jerry & Barbara Keller

LULU's California Bistro
North Wall

200 S. Palm Canyon Dr., Palm Springs, CA 92262

RECEIVED

APR 06 2017

PLANNING SERVICES
DEPARTMENT

Alumalite™ *Corrugated plastic core with double-sided aluminum*



STABLE & STRONG

INTERIOR & EXTERIOR APPLICATIONS

- Architectural Signage
- Corporate ID
- Digital Print
- Wall & Fence-mounted Signs
- Multiple Panel Signs
- Dimensional Lettering/Cut-outs
- Electrical LED or Neon Signs/Channel Letters
- Scoreboards
- Billboards
- Real Estate/Post & Panel Signs
- Fascia Signs
- Canopies
- ADA Compliant/Wayfinding Signs
- POP Displays & Exhibits
- Kiosks
- Temporary Construction & Traffic/Regulatory Signs
- Fine art murals
- Fabrication/3D Signs

CONSTRUCTION Alumalite & Econolite

- Strong, aluminum composite panel with high-density, corrugated polypropylene (CPP) core that won't swell, corrode, rot, wick water, or delaminate even under prolonged water exposure
- Factory-baked polyester painted aluminum faces add high-gloss brilliance and rigidity; warranted not to crack, chip, flake, or peel; Colorfast 10-year limited warranty

SPECIFICATIONS

Sizes Available	Thickness	Finished Faces	Colors	Approx. Sheet Weight
4' x 8'	6mm	2 sides	12 Colors	25 lbs.
4' x 10'	6mm	2 sides	White*	31 lbs.
4' x 12' ¹	6mm	2 sides	White*	37 lbs.
5' x 8'	6mm	2 sides	White	31 lbs.
5' x 10'	6mm	2 sides	White	39 lbs.
5' x 12' ¹	6mm	2 sides	White	47 lbs.
4' x 8'	10mm	2 sides	White*	32 lbs.
4' x 10'	10mm	2 sides	White*	40 lbs.
5' x 8'	10mm	2 sides	White	40 lbs.
5' x 10'	10mm	2 sides	White	50 lbs.
5' x 12' ¹	10mm	2 sides	White	59 lbs.

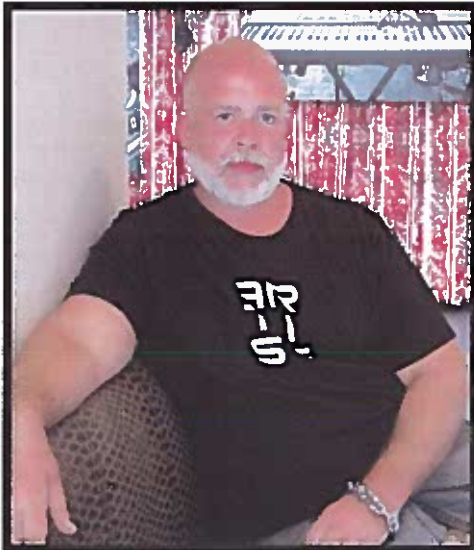


¹Special order sizes only, minimum order quantities required for all 12' lengths

*Colors available by special order, minimum order quantities required, refer to page 14 for specific colors



UL 68 EPA
UL File number: E60612



Curry Mendes

Artist - Biography

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Curry Mendes was born in Beacon, New York and raised in Naples, Florida. While attending Naples, High School, by his senior year was mostly attending Advanced Placement Art Classes. Working mostly with watercolor and pencil he won multiple awards and scholarships. He is now a local Palm Springs resident for over 8 years.

Attempting to honor his father's wishes and not going to College for Fine Art, he attended Ringling School of Art& Design with a Major in Interior Design. Curry was selected for "Best of Ringling

Rendering - 1989 . He became a top seller at the Ringling Art Fair two years in a row. Attending Ringling and having regret with his career path choice, he was told by a teacher at Ringling that school does not make someone an Artist and it is a talent that lies within, so just keep doing art all the time and you will have all you seek. *(The best advice I have ever received in my life)*

Upon graduating Curry immediately moved to New York City with much encouragement from his Art Collectors and Family. Once realizing the cost of living in New York the art went on hold, in order to pay the rent, he started his career in Interior Design which lasted about 5 years. Eventually the need to continue his education won the best of him, so he attended Columbia University for a certificate in computer science. Learning computers and all they have to offer, Curry began a career in digital illustrating and programming. Designing user interfaces for interactive education tools. The start of Curry & The Digital Age.

Then, the infamous day of Sept. 11, 2001. Being there and witnessing such an act, left Curry packing and moving a bit more than an hour north to Beacon, New York. A small town on the verge of becoming a "beacon" of art with the opening of the largest contemporary art museum, the DIA-Beacon. Curry's Art was about to become a new freedom and a new happiness like it has never been before.

With all the time one could imagine on his hands, from city living to country living. The creation of art was his only priority.

Now years later ... completely in love with digital creation and it is still the biggest part of my life. I have found no boundaries pleases me the most. I would have never imagined my paper collage to develop the way it has. It is one of my biggest form of meditation to date. The natural process of feeling of paper in my fingers feels great and brings this natural state of beauty. It has a limited color palette and I find it brings out more creation to make something to be charished. I love this process of purity and paper. Coloring outside the lines and seeing what develops. I have no idea what will come, but I am in love with my life as an artist. I hope you can see and feel it in my work.

NO RULES, NO LIMITATIONS ... Just PURE JOY!

Curry is a storyteller, though portraiture. It is the people in our lives that make us truly wealthy. Without anyone to share a story there is no story to tell.

currymendes.com



**Mural Project
15ft x 15ft
Love & Peace "Roses"**

Jerry & Barbara Keller

**LULU's California Bistro
North Wall**



**Series: Love & Peace
Art Piece: "Roses"**

Examples of influence & research



My series on Love & Peace was born out of needing to creating something beautiful and joyful. It is my first time working with something a bit different which for me is flowers. My passion for doing this after creating the first flower was driven and exciting. I would create one flower at a time day into night. Between doing what life requires of me and almost feverishly. To have an idea and to see it coming alive was wonderful.

My research on flowered head pieces brought me to understand that they were made popular during the "flower power" period of our American history. My love of the French Masters brought me to include a black background which definitely enhances the beauty of each flower.

I hope that this piece "Roses" brings the viewer as much joy as it brings me. It is exciting to turn a new leaf and discover another aspect of my art. In this case horticulture and a full color palette.

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