



## **HISTORIC SITE PRESERVATION BOARD STAFF REPORT**

DATE: December 11, 2018 NEW BUSINESS

SUBJECT: CERTIFICATE OF APPROVAL REQUEST BY GONZALES HOSPITALITY GROUP, LLC., ON BEHALF OF BRANDENBURG OASIS PLAZA, LLC., OWNER, FOR EXTERIOR ALTERATIONS AT THE OASIS COMMERCIAL BUILDING, A CLASS ONE HISTORIC SITE LOCATED AT 101-121 SOUTH PALM CANYON DRIVE, ZONE CBD (HSPB #55). (KL)

FROM: Department of Planning Services

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### SUMMARY

The applicant is proposing exterior alterations and tenant improvements for a new restaurant in the space formerly occupied by Starbucks and a portion of the outdoor dining area previously occupied by Gyro Gyro Restaurant at the Oasis Commercial Building.

### RECOMMENDATION:

Approve the certificate of approval request with the following conditions:

1. Limit table umbrellas to the standard "center pole table umbrella" in a solid color with no graphics or signage; no cantilevered square umbrellas.
2. Simplify the design of the proposed new railing; require it to be painted black to visually recede. Align railing posts and spacing with building columns.
3. Eliminate the fiberglass planters proposed at the perimeter railing to visually simplify the design and the artificial planter dividers.
4. Upon termination of the tenancy by El Patron Restaurant, require removal of all exterior fencing and restoration of paving and other surfaces.

### BACKGROUND:

The Oasis Commercial Building was designed in 1953 by renowned local architect E. Stewart Williams in the late International Style. The building, located in the heart of the central business district is located at the southwest corner of Tahquitz Canyon Way and South Palm Canyon Drive. It is surrounded by commercial uses to the east, north and south and parking lots to the west. It was designated a Class 1 historic site by the City Council in 2010.

In its designation, the defining historic characteristics include the upper story, defined by the lower edge of the first level exterior soffit, the anodized aluminum “picture frame” window cases on the south and east elevations at the first floor, the staircase on the west (rear) elevation and the mosaic tile-clad round columns supporting the second story and fronting Palm Canyon Drive.

The building was designed for commercial / retail tenants on first floor and office uses on the second. Along Palm Canyon, the large expanses of storefront glass at the first floor were set a considerable distance back from the face of the upper level of the building, creating a generous shaded “plaza” at street level that protected shoppers from the intense desert sun.



Originally, the plaza was seamlessly integrated with the public sidewalk; providing an open, welcoming respite that drew pedestrians in to view the brightly lit displays in the store windows.



Over time, the historic integrity and open feeling of the covered plaza has been adversely affected by fences, barriers, and patio umbrellas installed around outdoor dining patios for individual restaurant tenants.

**BELOW LEFT: SHOWS THE OPEN FEELING OF THE FIRST FLOOR PLAZA SHELTERED FROM THE SUN BY THE UPPER LEVEL OF THE BUILDING.**



**BELOW RIGHT: THE OPEN FEELING OF THE FIRST FLOOR PLAZA HAS BEEN ADVERSELY AFFECTED BY FENCES AND BARRIERS.**



The applicant has been encouraged to consider a dining patio barrier / fence that is minimal in its detailing, more open and less visually obtrusive. By replacing much of the old railing with a new minimalistic railing, the historic integrity of the Oasis Commercial Building might be improved.

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.”

As noted in item 2, the subject project causes an alternation of the exterior appearance of the subject Class 1 site and thus a Certificate of Approval from the HSPB is required.

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
April 10, 2010	City Council designated the Oasis Commercial Bldg as a Class 1 historic site.
April 28, 2010	Planning Commission approval of sign program (SP 10-001) for the Oasis Building.
June 12, 2012	HSPB certificate of approval to renovate, repaint, and restore elements of the bldg.
June 11, 2013	HSPB certificate of approval for Case HSPB 55 / 3.1289 MAA; Gyoro Restaurant TI

	with conditions.
July 22, 2013	AAC recommendation for approval of Gyoro Restaurant TI with conditions including removal of the misting system.
August 5, 2013	Staff approval of Land Use Permit LUP 13-027 for Gyoro Restaurant Use with conditions including removal of the misting system.
August 5, 2013	Staff approval of Case 3.1289 MAA (Gyoro Rest.) with conditions, including removal of the misting system.
December 10, 2013	HSPB certificate of approval and staff approval to construct the revised bar roof in courtyard area.
May 13, 2014	HSPB certificate of approval for amendment to the sign program and to retain and improve the appearance of the existing misting system.

### ANALYSIS:

The applicant desires to open a new restaurant in the space formerly occupied by Starbucks Coffee at the corner of Tahquitz Canyon Way and Palm Canyon Drive. The restaurant would occupy both the interior space previously occupied by Starbucks Coffee and the exterior terrace area at the northeast corner of the site as well as roughly 25 feet of the exterior dining area formerly occupied by Gyoro Gyoro Restaurant along the north side of the building (facing Tahquitz Canyon Way).

The proposed exterior alterations include the following:

- Removal of the existing perimeter railing / barrier at the proposed tenant space only and replacement with a new, more open railing / barrier, interspersed with 18-inch square, 42-inch tall, tapered fiberglass planters and artificial planter “green wall” dividers separating the outdoor dining patio from adjacent ones.
- Installation of an “entry portal” feature in the perimeter railing comprised of a sand-finish stucco clad rectilinear archway at the north property line that visually relates to the existing stucco “frame” of the second story, east façade.
- Movable fixtures, furnishings and equipment (tables, chairs, table umbrellas, free-standing propane patio heaters, a hostess station, and a service / trash cabinet.)
- Interior renovation of the tenant space (not subject to HSPB review).
- Replacement of the worn aluminum and glass double entry doors at the corner of the building to match existing.

### 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 Oasis Commercial Building meets the definition of a historic site because of its association with a person of significance, it exemplifies the post World War II period in Palm Springs when bold, modern architectural styles were widely embraced, it embodies the characteristics of a type, period and method of construction, and it represents an outstanding example of the work of master architect E. Stewart Williams.

The proposed alteration does not adversely impact any of the defining characteristics of the building.

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

The project proposes tables, chairs, table umbrellas, portable heaters, perimeter barrier / fence and other furnishings to be located in what originally was an open, covered plaza. Other past and present restaurant tenants have installed barrier / fences and furnishings in this covered plaza. The existing fences and furnishings do not relate well to the exterior architectural features of the historic Oasis Building. Their presence visually clutters and obstructs the original open appearance of the plaza.

Demand for restaurants in the downtown however continues to be strong – especially those that offer covered outdoor dining. The covered plaza of the Oasis Building is suitable for such uses if they can be integrated in a way that strengthens, rather than adversely impacts the historic integrity of the site. Staff proposes conditioning the barrier / fencing to be minimal and open in its design and appearance, and painted a dark color to visually recede such that the plaza area can be successfully re-purposed for outdoor dining in a way that relates to and enhances the historic integrity of the building.

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

Past installations of outdoor dining areas at the Oasis Building are very “prominent” in their design and are not as visually compatible or harmonious with the historic character of the building as they perhaps could be.

By conditioning the barrier / fencing to be as open and minimal in its design as possible and choosing dark colors for the fencing and furniture as well as to limit patio umbrellas to simple table type umbrellas, rather than the more visually obtrusive cantilevered type, all contribute to making the project more harmonious with the architecture and historic integrity of the building.

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

There is no known archaeological or ecological significance to the site.

### ENVIRONMENTAL ANALYSIS:

The proposed alterations and tenant improvements are considered a project under the California Environmental Quality Act (“CEQA”). The project involves the removal of old dining patio railings and reinstallation of new patio railings, tables, chairs, umbrellas and related furnishings for an outdoor dining area along a portion of the first floor exterior plaza of the Oasis Commercial Building, a Class 1 historic site.

The City has evaluated the proposed project under the guidelines of CEQA and determined that the alterations to not materially impair any of the defining characteristics that qualify the Oasis Building for listing as Class 1 historic site.

CEQA also provides that rehabilitation projects that conform to the Secretary of the Interior Standards (the “Standards”), may be determined to be adequately mitigated. The proposed project as conditioned meets the Standards because the proposed use as a restaurant with outdoor dining requires little change to the distinctive materials, features, spaces and spatial relationships. Minimizing the presence of the barrier / fencing at the perimeter of the outdoor dining area with a design that visually recedes is appropriate. The distinctive materials features and finishes that contribute to the sites’ historic significance are not impacted. The City therefore proposes to adopt a Class 31 Categorical Exemption (a project that rehabilitates a historic resource in accordance with the Secretary of Interior Standards.)

### CONCLUSION

As conditioned, the proposed alterations do not adversely impact the historic significance of the site. The removal of existing disparate railing types will visually improve the appearance of the building and allow adaptive reuse of the currently vacant tenant space for a new restaurant tenant. Staff recommends approval of the project as conditioned.



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Ken Lyon, RA  
Associate Planner /  
Historic Preservation Officer

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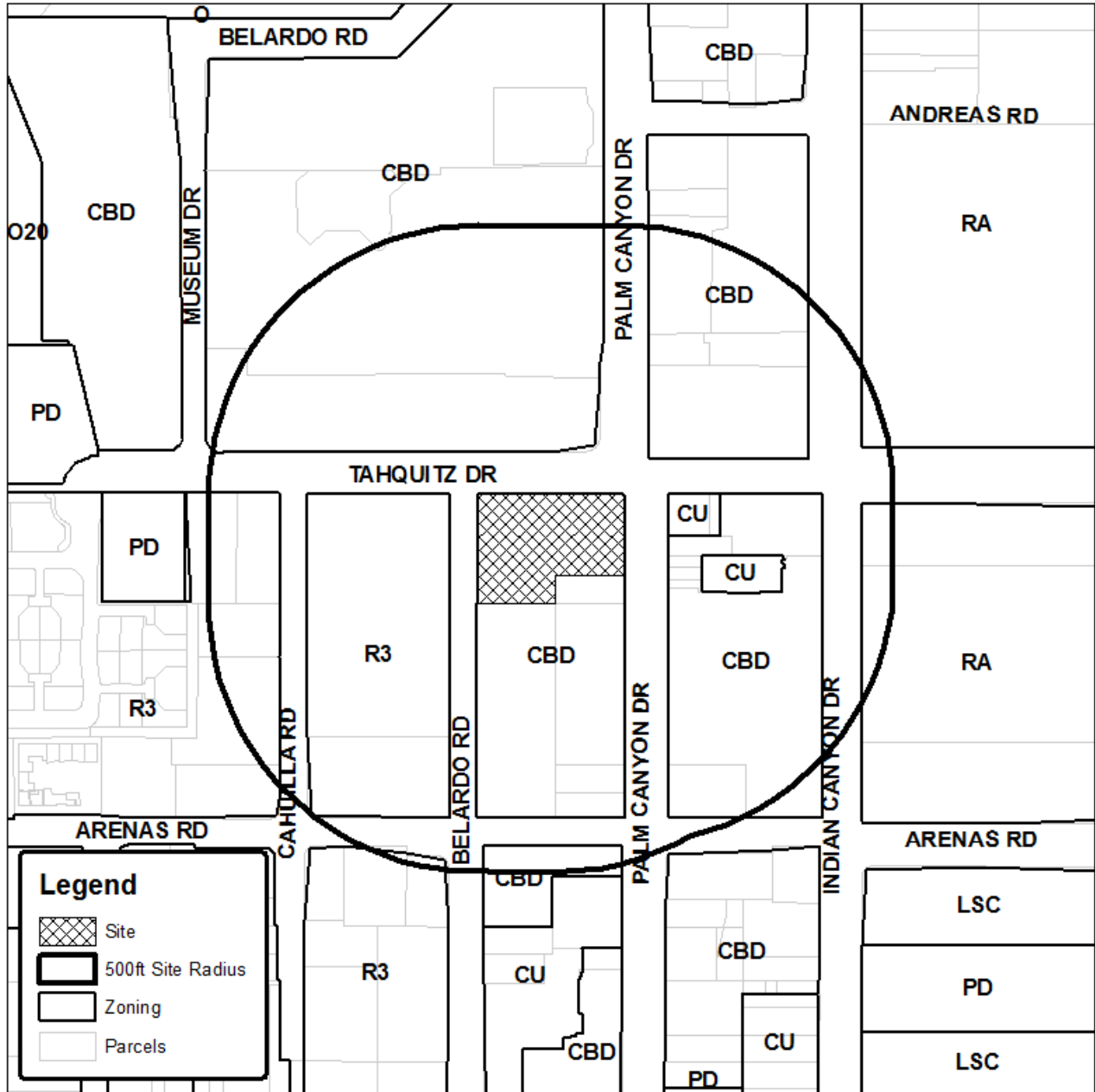
Flinn Fagg, AICP  
Director of Planning Services

### Attachments:

1. Vicinity Map
2. Application materials.



# Department of Planning Services Vicinity Map



## CITY OF PALM SPRINGS

**CASE NO:** HSPB 55 / 3.1289 MAA

**DESCRIPTION:** Certificate of approval for modifications to a Class 1 historic site (HSPB #55)

December 4, 2018

Case 3.1289 MAA - El Patron Restaurant –

Certificate of Approval for Exterior Alterations to a Class 1 site – The Oasis Commercial Building; HSPB 55

101-121 South Palm Canyon Drive

Project Executive Summary:

El patron is an authentic “Baja” inspired eatery focused on freshness, quality and premium locally sourced organic ingredients. Preparing food from scratch daily, and cooking in small batches to ensure consistent freshness. We will offer a full bar focusing on crafted drinks, tequilas, mezcal’s and Hispanic beer.

The interior will stay true to hispanic roots yet have a modern twist featuring bright colored tiles, concrete flooring, industrial building materials, creative lighting and multiple pieces of culturally inspired art by a local artist. The exterior will show new with a redesigned metal railing featuring CNC patterned panels giving in a minimalistic feel, authentic tile tables, chairs and sun shades that tie into the interior theme.

Emily Wutz Design  
e.wutzdesign@gmail.com

# el PATRÓN

CRAFTED TACOS & DRINKS

Furniture Specifications

November 26 2018

El Patron Taqueria, PS  
101 S. Palm Canyon Drive Palm Springs, CA 92262

# el PATRÓN

## CRAFTED TACOS & DRINKS

### Furniture Index:

C-100:	Exterior Patio Armchair
C-101:	Exterior Patio Barstool
T-100:	Exterior Table Top
B-100:	Exterior Table Base
S-100:	Host Stand
S-101:	Exterior Trash and Condiment Counter
ACC-100:	Planter
ACC-101:	Umbrella
ACC-103:	Green Wall
AAC-104:	Patio Heater

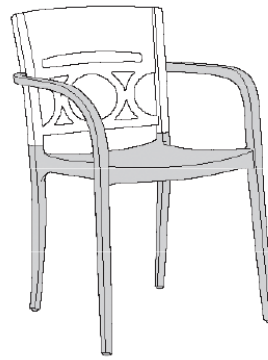


# eI PATRÓN

CRAFTED TACOS & DRINKS



Item: C-100  
Name: Exterior Dining Armchair  
Manufacturer: Grossfillex  
Dimensions: 23.82" x 19.25" x 32.28"H  
Description: Stackable, Weatherproof, Polypropylene reinforced with fiberglass. Modern Circular moon design in two tones, Titanium Gray/Charcoal.



# Moon Stacking Armchair

Back Height:  
 Seat Height:  
 Arm Height: -  
 Depth:  
 Width:

## Product Specifications

Product Description	Reference Number	Color	UPC Code	Weight Each (lbs.)	Master Pack	Master Pack Volume (cu. ft)
Moon Stacking Armchair	US655096	Glacier White/Linen	928999	10.81	16	42.35
	US556096	Glacier White/Linen	928993	11.01	4	16.95
	US655680	Denim Blue/Linen	929002	10.81	16	42.35
	US556680	Denim Blue/Linen	929006	11.01	4	16.95
	US656579	Titanium Gray/Charcoal	929019	10.81	16	42.35
	US566579	Titanium Gray/Charcoal	929013	11.01	4	16.95

## Features & Benefits Warranty: 3 Yrs.

- Passes ASTM F 1561 Class B standard for safe commercial outdoor use.
- Contemporary two color rendition of a traditional cast design of the antique world.
- Low backrest with a wide ergonomic seat.
- Opaque color hues to brighten the outdoor design scheme.
- Stacks for easy storage.
- Easy to handle and move around patios and terraces.
- Can easily be cleaned with soap and water.
- Rated to 300 lbs. for safe use in commercial environments.

Moon armchair features a low backrest with a wide ergonomic seat. Easy to handle and move around patios and terraces.



Glacier White/Linen



Storm Blue/Linen



Titanium Gray/Charcoal



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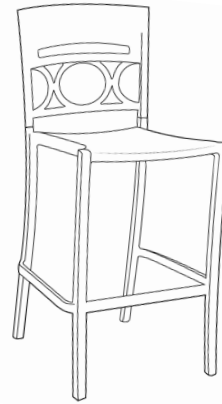
[www.grosfillexfurniture.com](http://www.grosfillexfurniture.com) • [info@grosfillexfurniture.com](mailto:info@grosfillexfurniture.com)

# eI PATRÓN

CRAFTED TACOS & DRINKS



Item: C-101  
Name: Exterior Dining Barstool  
Manufacturer: Grossfillex  
Dimensions: 21.5" x 21" x 44"H Seat @ 30"  
Description: Stackable, Weatherproof, Polypropylene reinforced with fiberglass. Modern Circular moon design in two tones, Titanium Gray/Charcoal.



Back Height:	44"
Seat Height:	30"
Arm Height:	-
Depth:	21"
Width:	21.5"

# Moon Stacking Barstool

## Product Specifications

Product Description	Reference Number	Color	UPC Code 014306	Weight Each (lbs.)	Master Pack	Master Pack Volume (cu. ft)
Moon Stacking Barstool	US654096	Glacier White/Linen	928319	22.31	8	42.35
	US456096	Glacier White/Linen	928319	23.55	2	14.79
	US654680	Denim Blue/Linen	928036	22.31	8	42.35
	US456680	Denim Blue/Linen	928036	23.55	2	14.79
	US654579	Titanium Gray/Charcoal	928326	22.31	8	42.35
	US456579	Titanium Gray/Charcoal	928326	23.55	2	14.79

## Features & Benefits Warranty: 3 Yrs.

- Passes ASTM F 1561 Class B standard for safe commercial outdoor use.
- Contemporary two color rendition of a traditional iron cast design.
- Low backrest with a wide ergonomic seat.
- Stacks for easy storage.
- Easy to handle and move around patios and terraces.
- Can easily be cleaned with soap and water.
- Rated to 300 lbs. for safe use in commercial environments.

The Moon barstool is a timeless, contemporary wrought iron design that is stackable and strong. Powder coated aluminum seat and legs.



Glacier White/Linen



Storm Blue/Linen



Titanium Gray/Charcoal



1.1.18

[www.grosfillexfurniture.com](http://www.grosfillexfurniture.com) • [info@grosfillexfurniture.com](mailto:info@grosfillexfurniture.com)

# el PATRÓN

CRAFTED TACOS & DRINKS



Item: T-100 + T-101  
Name: Exterior Table Tops  
Manufacturer: Custom, Su Casa Mexican Imports  
Dimensions: (17) 24" x 31" + (4) 32" x 32"  
Description: Custom Fabricated Table tops using imported Mexican Tile. Steel band edging, 11-1/2"x 1-1/2" Angle Iron, with marine grade plywood, cement backerboard, grout and tile.

# el PATRÓN

CRAFTED TACOS & DRINKS



Item: B-100 + B-101  
Name: Exterior Table Bases  
Manufacturer: Bistro Tables and Bases  
Dimensions: (14) 28" + (7) 41"  
Description: Extra Heavy Duty Cast Iron Construction



# eI PATRÓN

CRAFTED TACOS & DRINKS



Item: S-100  
Name: Exterior Host Stand  
Manufacturer: The Hostess Station  
Dimensions: 36.5" x 24" x 49" H  
Description: Industrial Host Stand on Casters. Clear Coated Steel frame with reclaimed wood laminate.

# eI PATRÓN

CRAFTED TACOS & DRINKS



Item: S-101  
Name: Exterior Trash and Condiment Counter  
Manufacturer: Custom  
Dimensions: 41" x 18" x 34" H  
Description: Stainless Steel Custom Cabinet with louvered doors and solid surface top.

# eI PATRÓN

CRAFTED TACOS & DRINKS



Item: ACC-100  
Name: Planters  
Manufacturer: Planters Unlimited  
Dimensions: 18" x 18" x 42" H  
Description: Tapered Fiberglass planters, in Charcoal.

# eI PATRÓN

CRAFTED TACOS & DRINKS



Item: ACC-101  
Name: Umbrellas  
Manufacturer: Fiberbuilt  
Dimensions: (2) 10' x 10' square + (1) 10' x 10' Octagon  
Description: Cantilevered Umbrella with Sunbrella Fabric in Tuscan and Heritage Granite. Poles to be sleeve mounted in ground.



# Fiberbuilt

## UMBRELLAS & CUSHIONS



**Specifications:**  
 10 ft Square Cantilever Umbrella  
 8 Aluminum Ribs 0.78" x 1.0" Rect  
 Aluminum Frame & fittings  
 Trigger lift with crank  
 Rotating Pole & Canopy 360 degrees  
 Steel cross base with granite tiles - 48" Dia  
 Bronze finish  
 Single vent furniture grade canopy

**Flexibility Is Our Greatest Strength™**

P.O. Box 9060  
 Ft. Lauderdale, FL 33310  
 Emily Wutz Design

Phone 954.484.9139  
 Fax 954.484.4654

sales@fiberbuiltumbrellas.com  
 www.fiberbuiltumbrellas.com

El Patron Taqueria, PS



# eI PATRÓN

CRAFTED TACOS & DRINKS



Item: ACC-103  
Name: Green Walls  
Manufacturer: VistaGreen  
Dimensions: 17'-6" x 9" + 3'-6" x 9"  
Description: Vistagreen's lush artificial green wall system plant panels create beautiful green environment even in the most inhospitable planting locations



# PANEL STYLES

## Coverage Guide

The key component of Vistagreen's unique artificial wall solution is the Signature Panel, which is used to create the stunning vertical gardens. It can be further customised if desired with add-on Colour Boxes to create personalised effects.



Side profile - protrudes up to 200mm

- Unique 3 panel solution
- Each basic pack contains 3 Signature Panels
- Each panel measures 80cm x 80cm
- One pack provides 1.92 m<sup>2</sup> of coverage
- The panels can be cut to fit bespoke areas
- UV solar weather tested foliage (BS EN ISO 4892-2:2013)
- Light weight aerated system
- No maintenance
- Manufactured to BS EN ISO 9001 Standards

*"Not only is it very pretty, it's very low maintenance. It's made the whole area one of thorough enjoyment - winter, summer, anytime... Perfect!"*  
C.F. Home Owner, London

VISTAGREEN.com

102

## Why Specify Vistagreen?

The Vistagreen system has been rigorously tested and installed in a wide variety of challenging environments, both internal and external. It is quick and easy to install, and requires no maintenance.

### HIGHEST STANDARDS & PERFORMANCE

- Best green wall solution available
- Most realistic plants in the market
- Truly unique designs
- Easily customised to any style
- Hassle free & easy install
- Instant feature wall - all year round
- Suitable for all environments
- Lightweight system
- Allows free flow of air
- No maintenance
- Affordable

### TRIED & TESTED

- Three panel solution
- Supplied as 80cm x 80cm panels
- Panel weight approximately 7kg
- Faster installation
- Gold standard in artificial green walls
- Fire test certification BS EN ISO 13501-1:2007+A1:2009
- UV tested ISO standard foliage
- Warranty is 3 years
- Fire-retardant options
- Wind tested
- Freeze tested
- Stress tested

VISTAGREEN.com

100



## Signature Panel

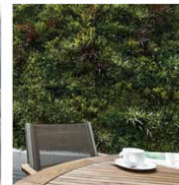
Each signature panel has been carefully designed to mimic the growing patterns and movement of natural foliage and to prevent any visible repetition in planting.

Personalise with colour boxes. Signature panels can be enhanced with the purchase of colour boxes. Colour Box packs contain individual plants that can be inserted and secured by tying in into the basic panels to customise the look.

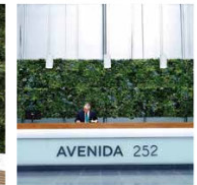
Finished projects using the Signature panel.



Heathrow T5



Company head office



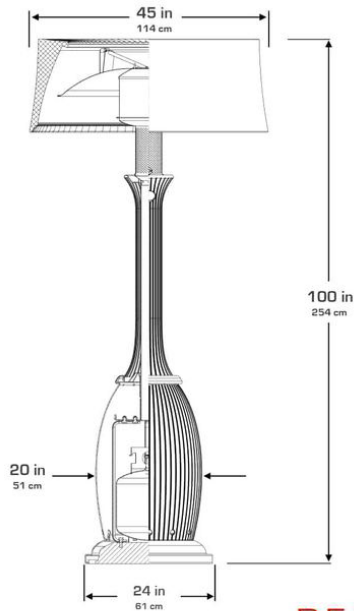
Avenida Libertad - Lisbon



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# el PATRÓN

CRAFTED TACOS & DRINKS



Box 1: 50"x45"x30"  
127x114x76cm  
Box 2: 25"x25"x37"  
64x64x94cm

kindle weight: 150 lb  
68 kg  
ship weight: 225 lb  
102 kg

**BELLA**  
Smooth Shade



Measurements are approximate and subject to change without notice.



- Item: ACC-104  
Name: Patio Heaters  
Manufacturer: Kindle  
Dimensions: 24" D base w 45" D Shade, 100" H  
Description: Propane or Natural gas fueled patio heater with illuminated base. Pleated Shade.





Emily Wutz  
Design

e.wutzdesign@gmail.com  
760 408 0952

**elPATRÓN**  
CRAFTED TACOS & DRINKS

El Patron  
Taqueria

101 S. Palm Canyon Dr  
Palm Springs CA 92262

Oasis Commercial  
Building (1953)  
Williams & Williams

PSHSPB SITE #55

**elPATRÓN**  
CRAFTED TACOS & DRINKS

El Patron Taqueria, PS  
101 S. Palm Canyon Drive

PSHSPB MEETING

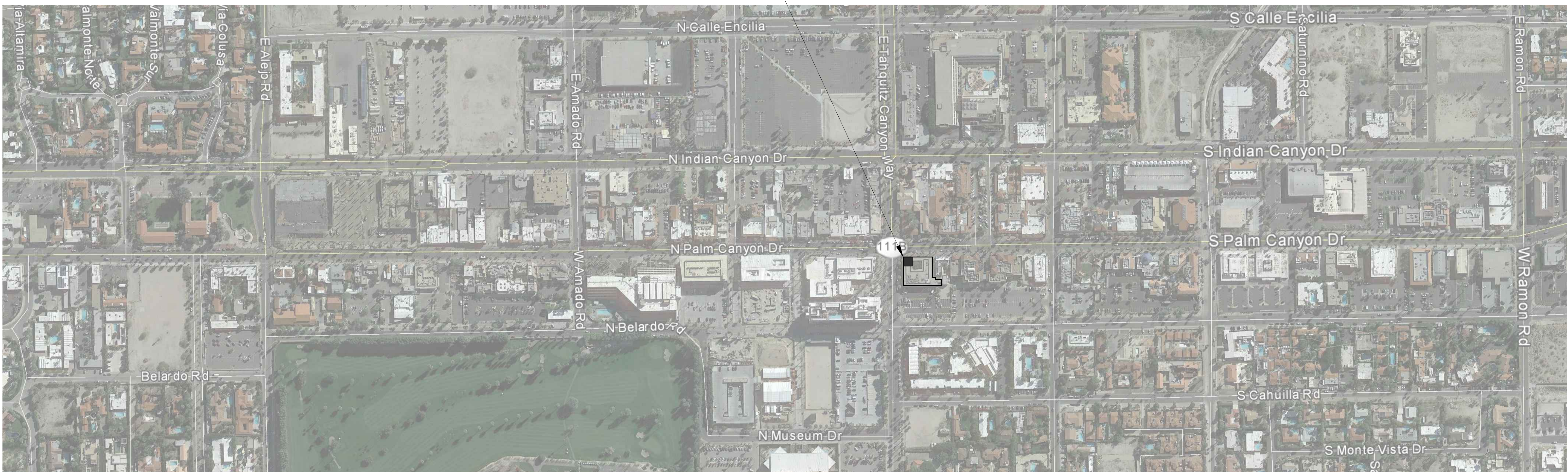
ISSUE:		
No.	Date	Description
1.	12.11.18	PSHSPB

Title Sheet

Stated drawing scale is based on 36x24 sheet.

TS

SHEET

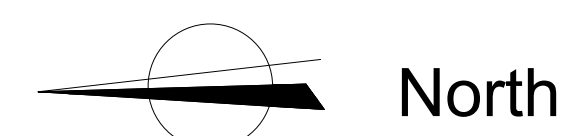


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Site Plan : El Patron Taqueria TI

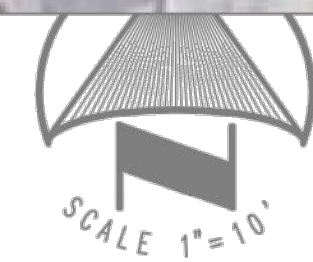
Scale: 1" = 200'

Source: Google Earth



North





ISSUE:		
No.	Date	Description
1.	12.11.18	PSHSPB





PSHSPB MEETING

ISSUE:		
No.	Date	Description
1.	12.11.18	PSHSPB

1 Existing Site Photograph  
Corner of N. Palm Canyon and Tahquitz, looking SouthWest

Existing Site  
Photographs

Stated drawing scale is based on 36x24 sheet.





PSHSPB MEETING

ISSUE:		
No.	Date	Description
1.	12.11.18	PSHSPB

1 Existing Site Photograph  
Corner of N. Palm Canyon and Tahquitz, looking South

Existing Site  
Photographs

Stated drawing scale is based on 36x24 sheet.





PSHSPB MEETING

ISSUE:		
No.	Date	Description
1.	12.11.18	PSHSPB

1 Existing Site Photograph  
Corner of N. Palm Canyon and Tahquitz, looking West

Existing Site  
Photographs

Stated drawing scale is based on 36x24 sheet.

ID103



ISSUE:		
No.	Date	Description
1.	12.11.18	PSHSPB



Custom Mosaic Tile with Steel Band

Table Tops



Powder Coated Aluminum Frame

Dining Chairs and Barstools



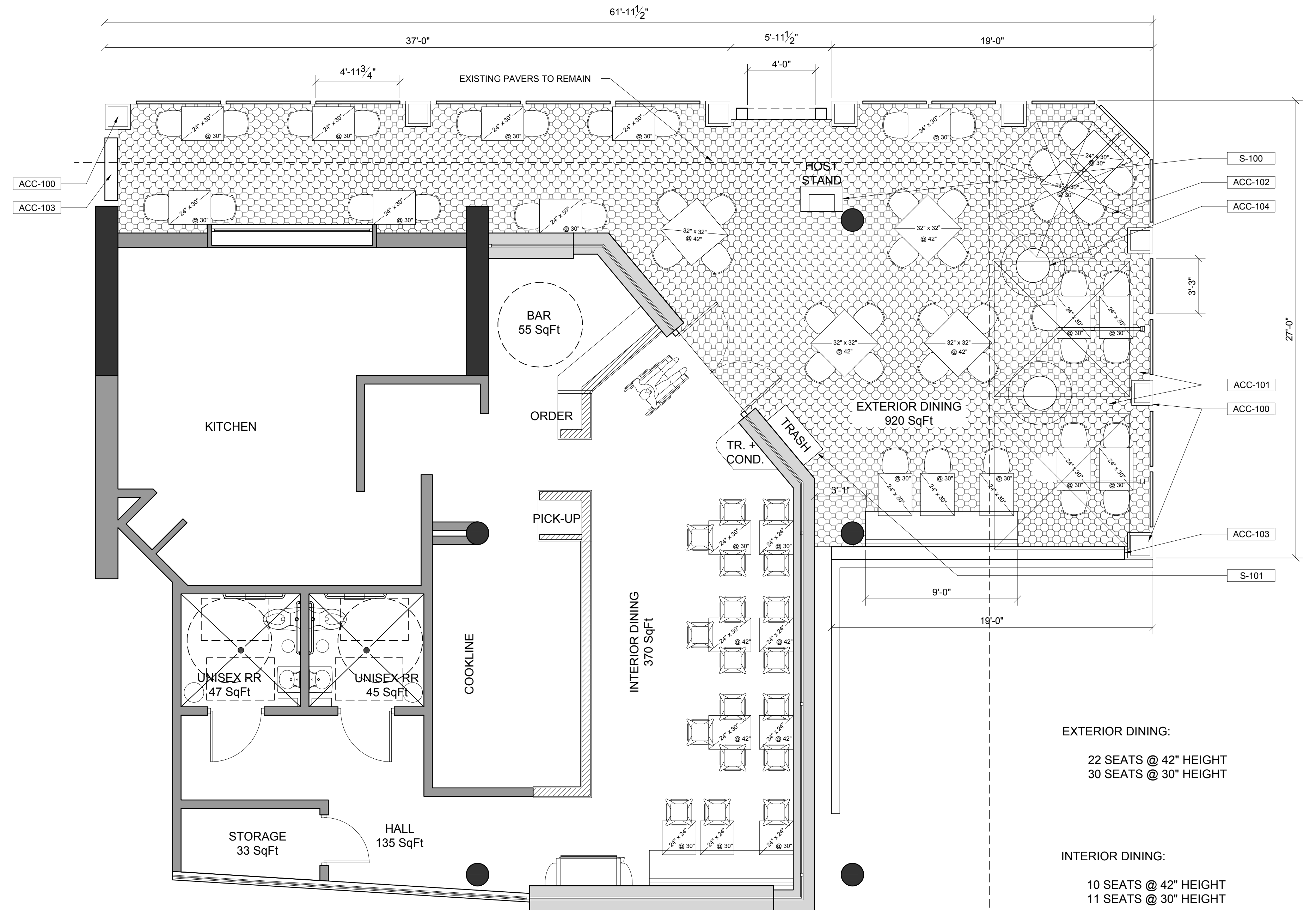
Steel with reclaimed wood

S-100: Host Stand



Stainless Steel Frame with Stone top

S-101: Trash + Condiments



1 Furniture Plan  
Scale: 1/4" = 1'-0"

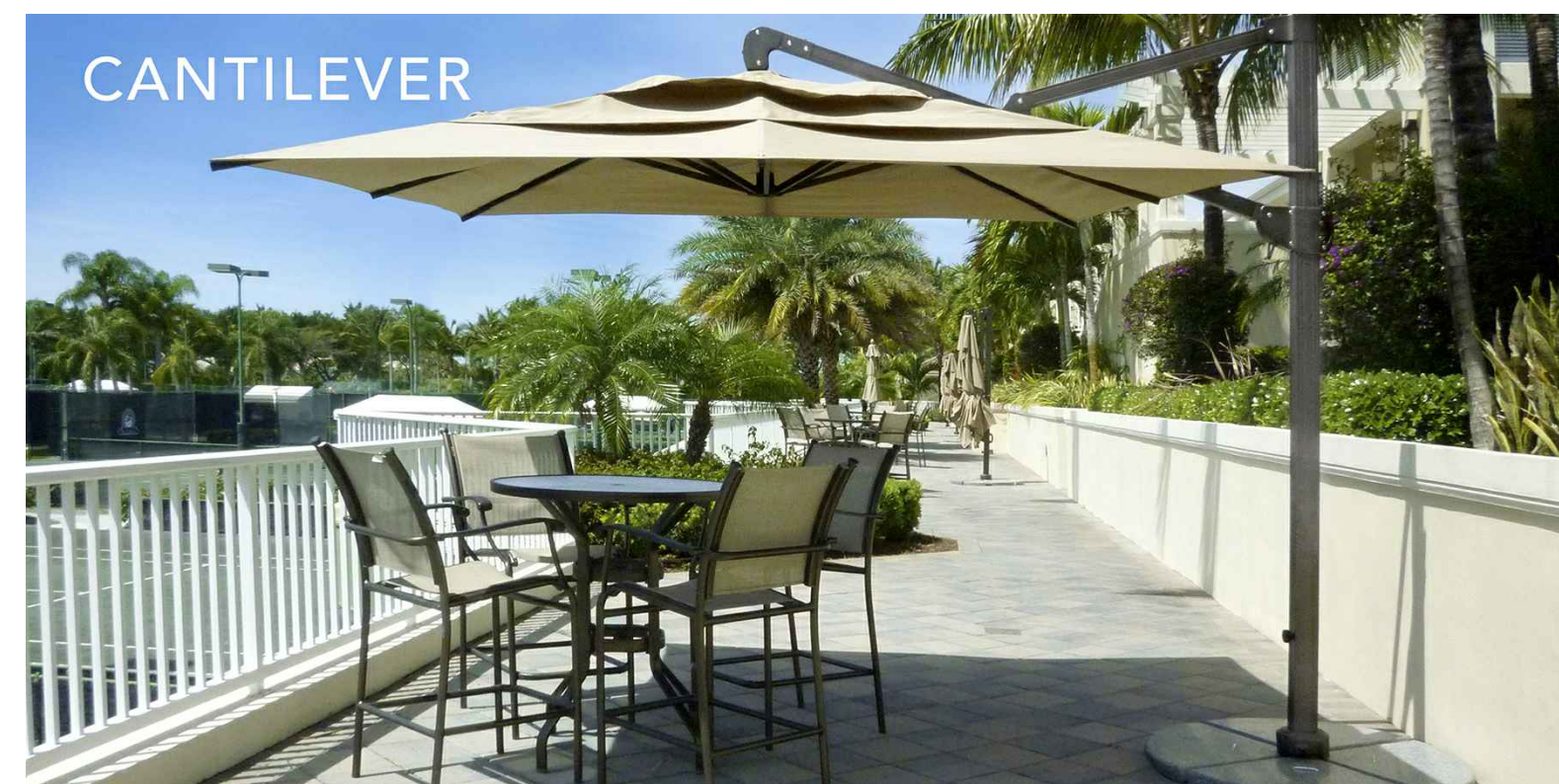
EXTERIOR DINING:  
22 SEATS @ 42" HEIGHT  
30 SEATS @ 30" HEIGHT

INTERIOR DINING:  
10 SEATS @ 42" HEIGHT  
11 SEATS @ 30" HEIGHT



Multi-colored LED

Patio Heater



Fiberbuilt Umbrellas with Sunbrella Fabric

ACC-101+102: Umbrellas



Synthetic Plant Material

ACC-103: Green Wall





1 Exterior Elevation: East  
Scale:  $\frac{3}{16}'' = 1'-0''$



2 Exterior Elevation: North  
Scale:  $\frac{3}{16}'' = 1'-0''$

PSHSPB MEETING

ISSUE:		
No.	Date	Description
1.	12.11.18	PSHSPB

Proposed  
Exterior  
Elevations

Stated drawing scale is based on 36x24 sheet.

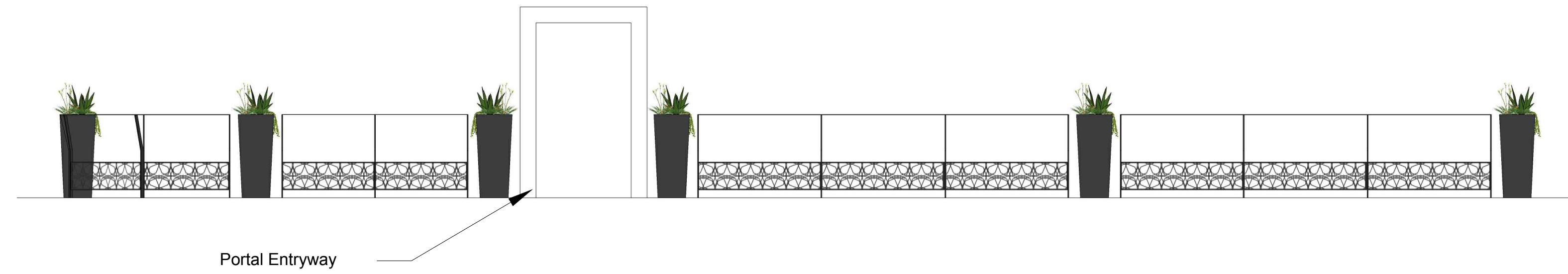
ID400

SHEET





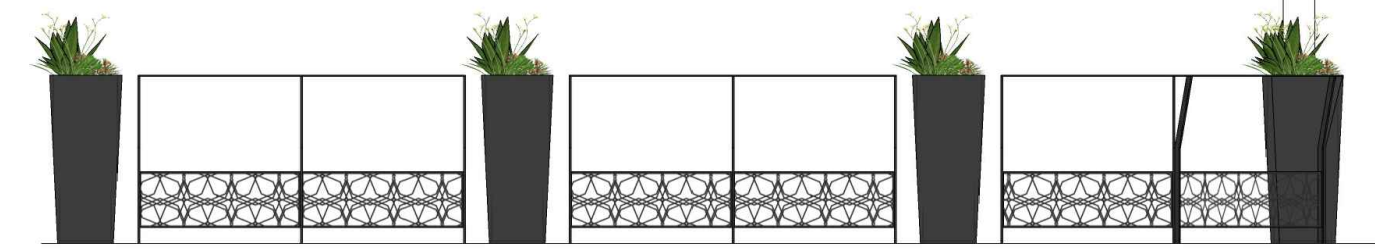
**1** Corner Axonometric  
Option A: Minimal Rail with lower perforated screen



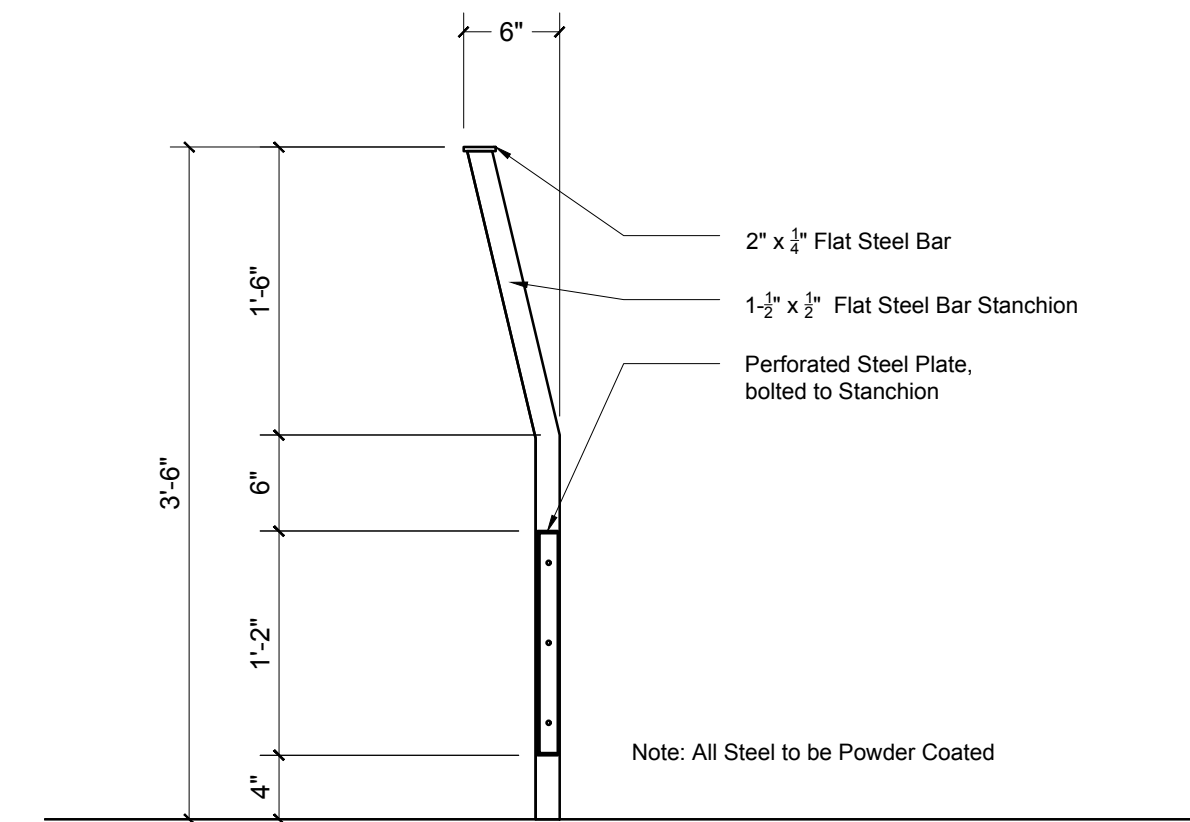
**4** North Elevation, Tahquitz  
Scale:  $\frac{1}{4}" = 1'-0"$



**2** View on Tahquitz  
Option A: Minimal Rail with lower perforated screen



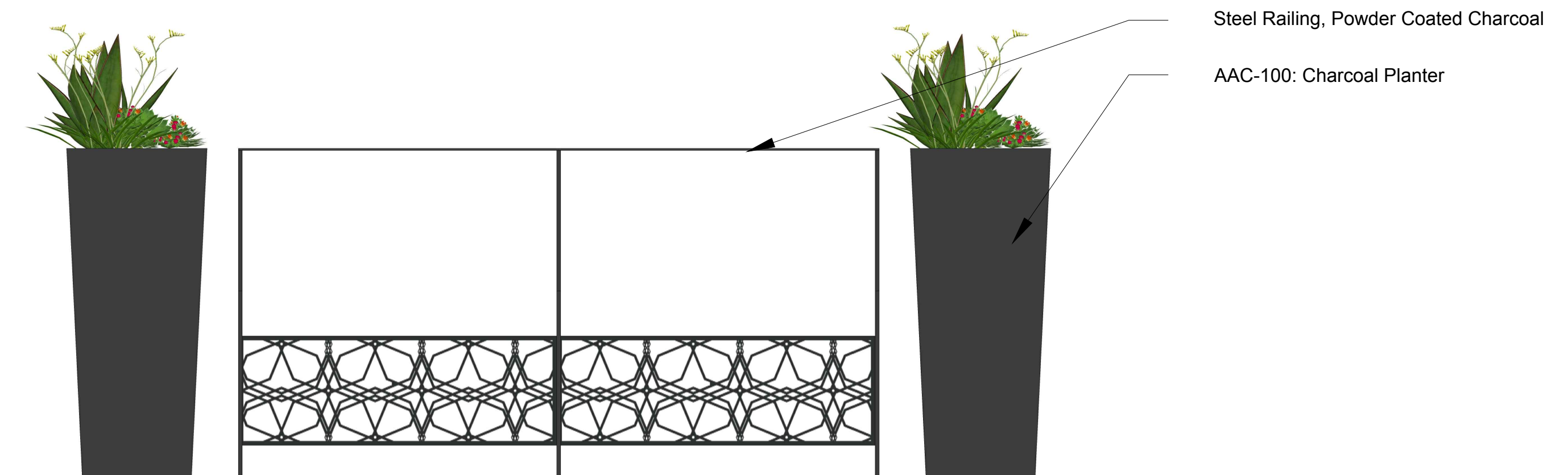
**5** East Elevation, Palm Canyon  
Scale:  $\frac{1}{4}" = 1'-0"$



**6** Typical Section  
Scale: 1" = 1'-0"



**3** View on Palm Canyon  
Option A: Minimal Rail with lower perforated screen



**7** Enlarged Elevation  
Scale: 1" = 1'-0"

ISSUE:		
No.	Date	Description
1.	12.11.18	PSHSPB





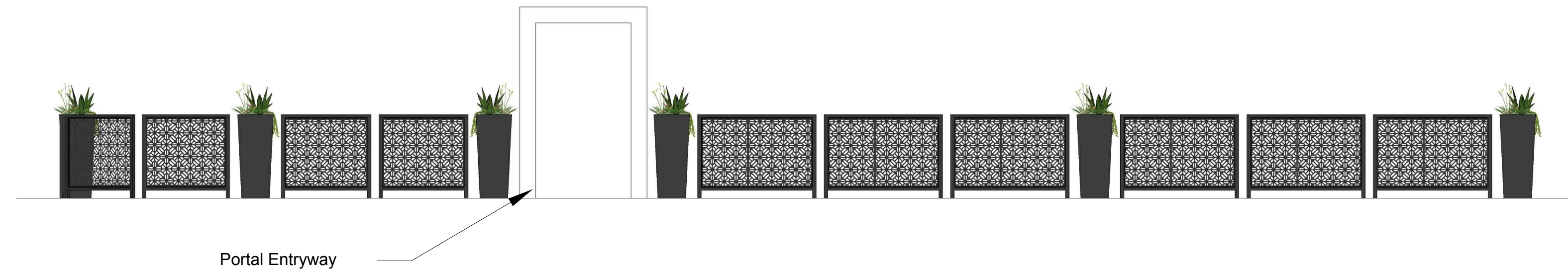
1 Corner Axonometric  
Option B: Framed Perforated Screen



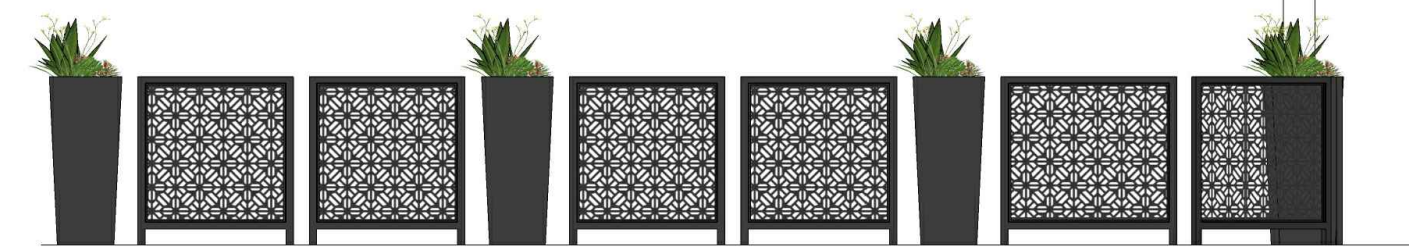
2 View on Tahquitz  
Option B: Framed Perforated Screen



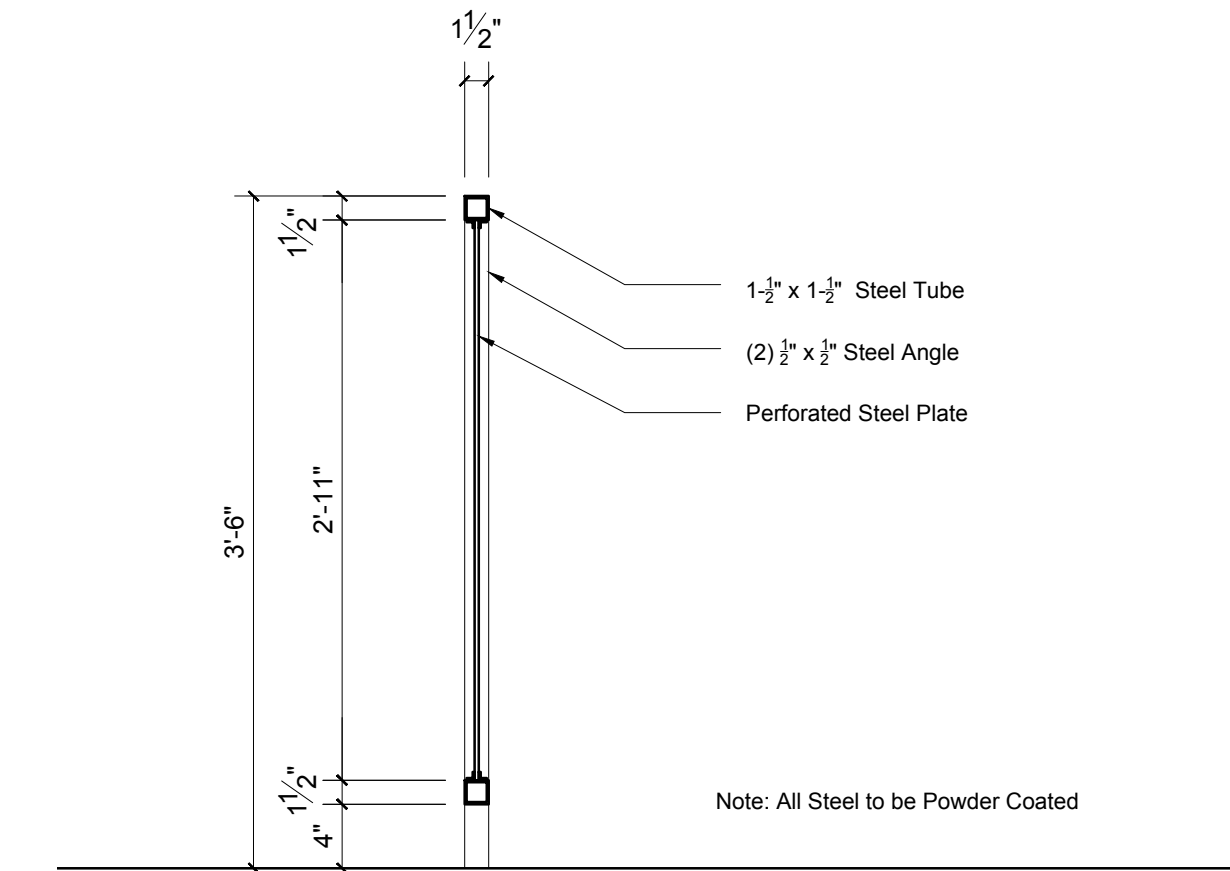
3 View on Palm Canyon  
Option B: Framed Perforated Screen



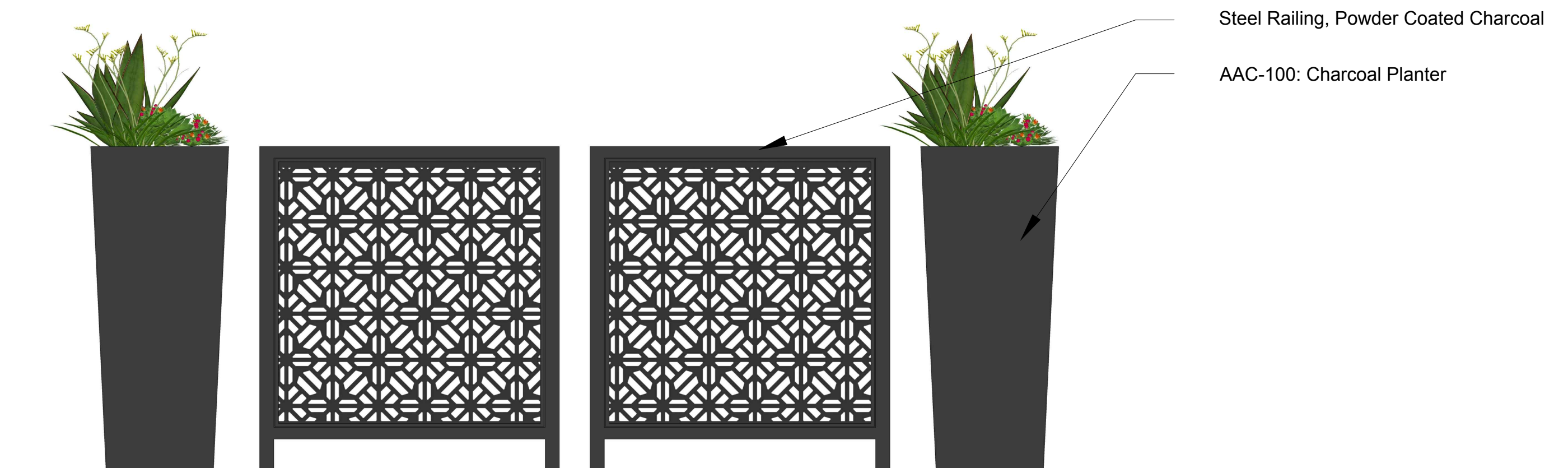
4 North Elevation, Tahquitz  
Scale: 1/4" = 1'-0"



5 East Elevation, Palm Canyon  
Scale: 1/4" = 1'-0"



6 Typical Section  
Scale: 1" = 1'-0"



7 Enlarged Elevation  
Scale: 1" = 1'-0"

ISSUE:		
No.	Date	Description
1.	12.11.18	PSHSPB





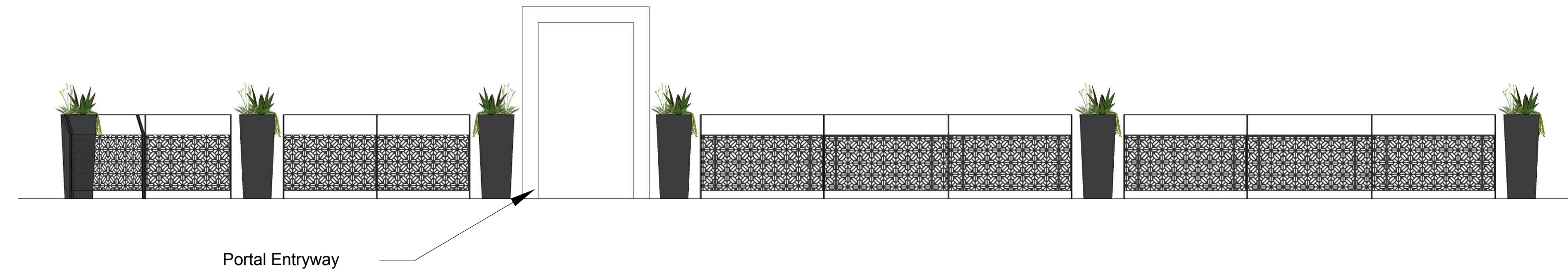
1 Corner Axonometric  
Option B: Framed Perforated Screen



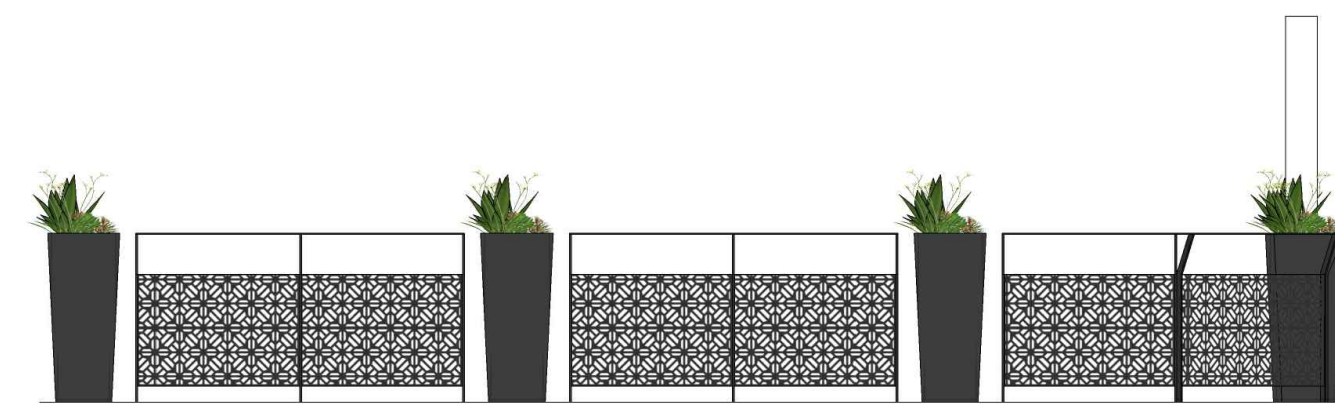
2 View on Tahquitz  
Option B: Framed Perforated Screen



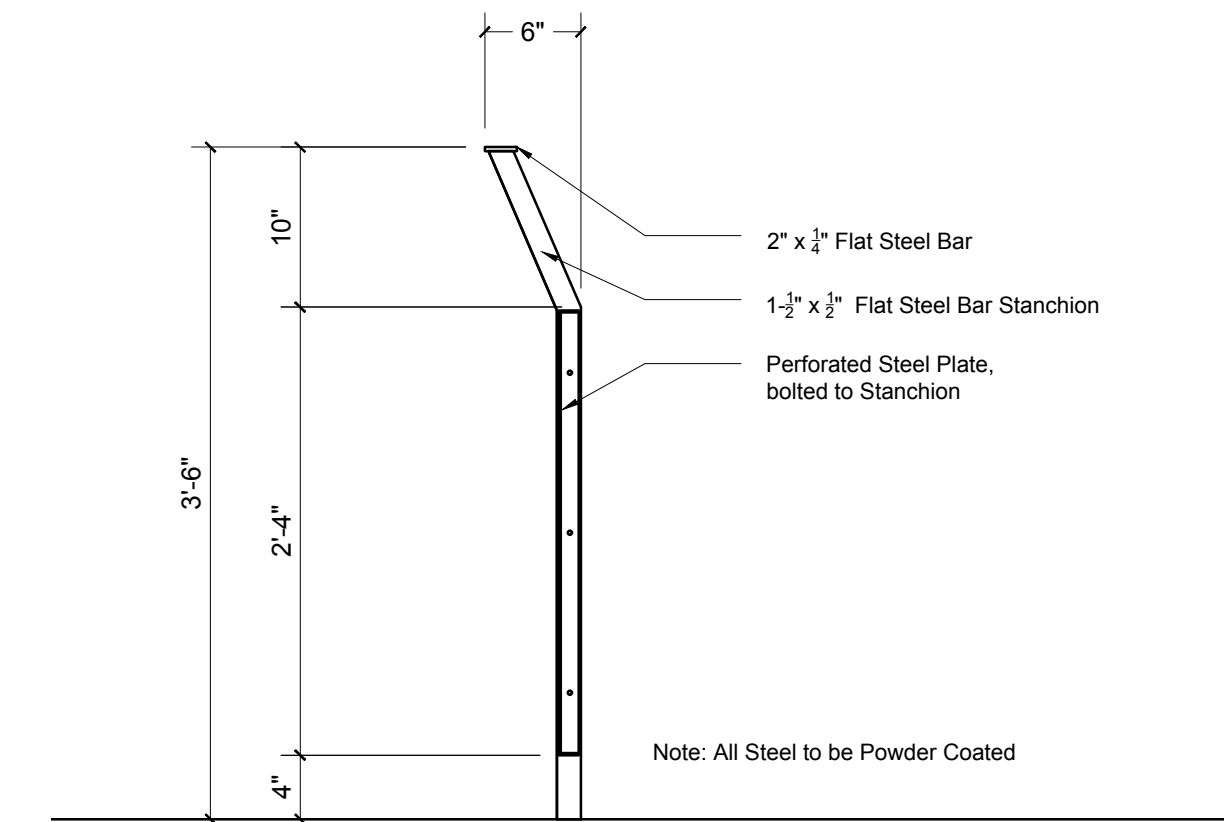
3 View on Palm Canyon  
Option B: Framed Perforated Screen



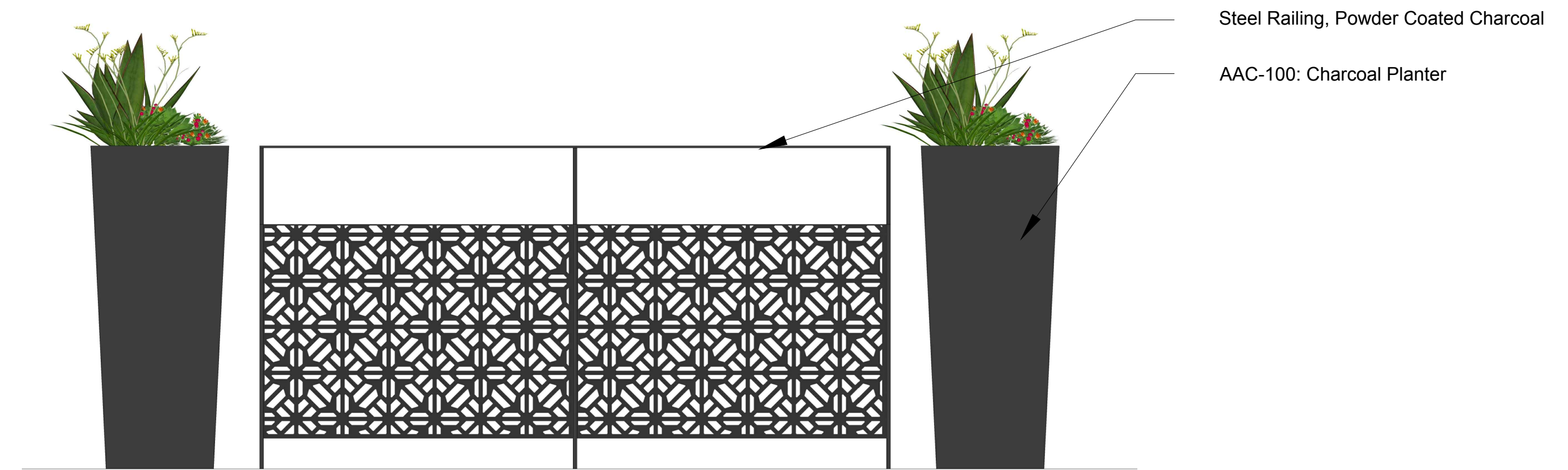
4 North Elevation, Tahquitz  
Scale: 1/4" = 1'-0"



5 East Elevation, Palm Canyon  
Scale: 1/4" = 1'-0"



6 Typical Section  
Scale: 1" = 1'-0"



7 Enlarged Elevation  
Scale: 1" = 1'-0"

ISSUE:		
No.	Date	Description
1.	12.11.18	PSHSPB





1 Proposed Rendering  
Corner of N. Palm Canyon and Tahquitz, looking SouthWest

ISSUE:		
No.	Date	Description
1.	12.11.18	PSHSPB

Proposed  
Rendering

Stated drawing scale is based on 36x24 sheet.





PSHSPB MEETING

ISSUE:		
No.	Date	Description
1.	12.11.18	PSHSPB

1 Proposed Rendering  
Corner of N. Palm Canyon and Tahquitz, looking South

Proposed  
Rendering

Stated drawing scale is based on 36x24 sheet.

ID501



El Patron  
Taqueria

101 S. Palm Canyon Dr  
Palm Springs CA 92262

Oasis Commercial  
Building (1953)  
Williams & Williams

PSHSPB SITE #55

PSHSPB MEETING



1 Proposed Rendering  
Corner of N. Palm Canyon and Tahquitz, looking West

ISSUE:		
No.	Date	Description
1.	12.11.18	PSHSPB

Proposed  
Rendering

Stated drawing scale is based on 36x24 sheet.

ID502