



City of Palm Springs

Department of Planning Services

TECHNICAL ASSISTANCE FOR APPLICANTS

(revised 10-12-22)

Topic: HISTORIC PROPERTIES

IMPORTANT INFORMATION REGARDING BUYING, SELLING, ALTERING OR DEMOLISHING PROPERTIES IN PALM SPRINGS

If you are a realtor, or are thinking of buying, selling, altering or demolishing property in Palm Springs, the City Council has passed a new historic preservation ordinance (Municipal Code Section 8.05). Here are some of the highlights:

THERE ARE FOUR TYPES OF HISTORIC PROPERTIES IN PALM SPRINGS:

- Class 1:** The most prestigious class of historic properties designated by the City Council.
- Class 2:** Similar to Class 1, but lacks the historic integrity of Class 1, and/or the historic aspect may have been lost, damaged or removed. Designated by City Council also.
- Class 3:** Sites that are “potentially historic”, regardless of age, but have not been designated by the City Council.
- Class 4:** Any site on which a building or structure exists that was built before 1978 or the construction date cannot be determined.

THERE ARE HISTORIC DISTRICTS DESIGNATED BY THE CITY COUNCIL IN WHICH THERE ARE “CONTRIBUTING” & “NON-CONTRIBUTING” SITES

- “Contributing Sites”:** Those sites that contribute to the significance of the historic district; carry the same prestigious status as Class 1 historic sites.
- “Non-Contributing Sites”:** Those sites in a historic district that do not contribute to the significance of the district. These may be Class 2, 3, or 4, or have no significance whatsoever.

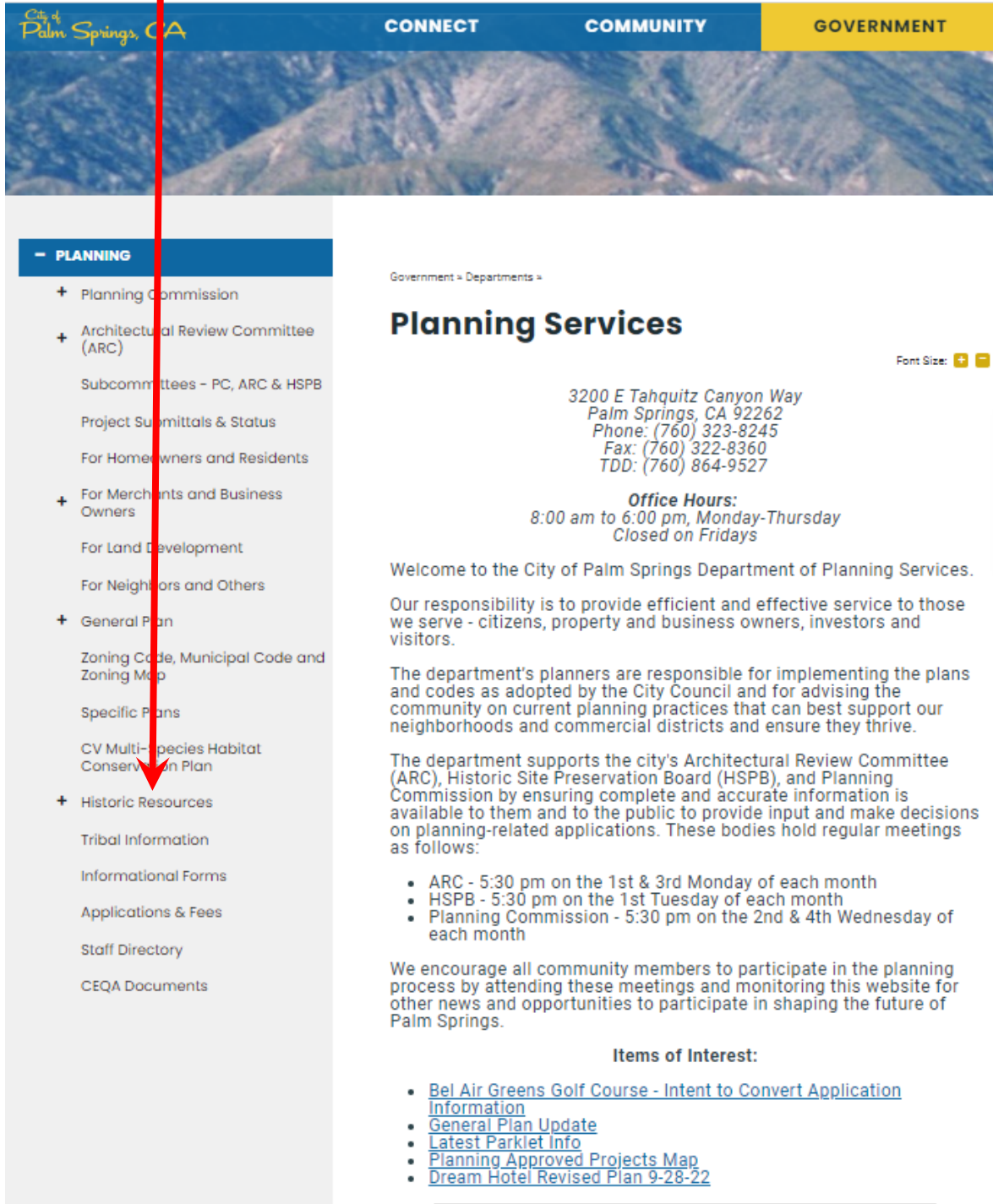
ALTERATION, DEMOLITION, and NEW CONSTRUCTION ON HISTORIC SITES and STRUCTURES IN HISTORIC DISTRICTS MUST BE REVIEWED BY THE CITY’S HISTORIC PRESERVATION OFFICER and/or THE HISTORIC SITE PRESERVATION BOARD PRIOR TO ISSUANCE OF BUILDING PERMITS.

This handout provides basic information for determining the historic status of a particular site and what procedures are necessary for demolition or alterations to such sites.

Questions: Ken Lyon, RA, Principal Planner, Historic Preservation Officer
760 322 8364 x 8786 or ken.lyon@palmspringsca.gov
www.palmspringsca.gov / government / departments / planning / historic resources

BEFORE SEEKING TO BUY, SELL, ALTER, DEMOLISH OR BUILD NEW CONSTRUCTION ON A PROPERTY IN PALM SPRINGS, ONE MUST DETERMINE WHETHER THE PROPERTY HAS BEEN DEEMED “HISTORIC”, “POTENTIALLY ELIGIBLE” TO BE HISTORIC, OR IS IN A DESIGNATED HISTORIC DISTRICT.

Step 1: Go to: www.palmspringsca.gov / government / departments / planning. In the left panel click on “Historic Resources”.



The screenshot shows the City of Palm Springs website. At the top, there is a navigation bar with 'CONNECT', 'COMMUNITY', and 'GOVERNMENT' tabs. Below this is a large image of a desert landscape. On the left, a sidebar menu is open to 'PLANNING', with 'Historic Resources' selected. A red arrow points to this link. The main content area is titled 'Planning Services' and includes contact information, office hours, and a list of items of interest.

Government » Departments »

Planning Services

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3200 E Tahquitz Canyon Way
Palm Springs, CA 92262
Phone: (760) 323-8245
Fax: (760) 322-8360
TDD: (760) 864-9527

Office Hours:
8:00 am to 6:00 pm, Monday-Thursday
Closed on Fridays

Welcome to the City of Palm Springs Department of Planning Services.

Our responsibility is to provide efficient and effective service to those we serve - citizens, property and business owners, investors and visitors.

The department's planners are responsible for implementing the plans and codes as adopted by the City Council and for advising the community on current planning practices that can best support our neighborhoods and commercial districts and ensure they thrive.

The department supports the city's Architectural Review Committee (ARC), Historic Site Preservation Board (HSPB), and Planning Commission by ensuring complete and accurate information is available to them and to the public to provide input and make decisions on planning-related applications. These bodies hold regular meetings as follows:

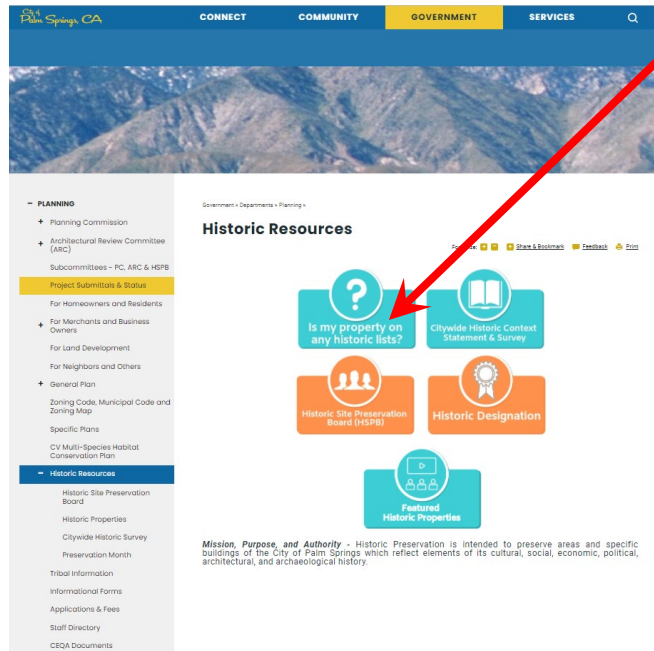
- ARC - 5:30 pm on the 1st & 3rd Monday of each month
- HSPB - 5:30 pm on the 1st Tuesday of each month
- Planning Commission - 5:30 pm on the 2nd & 4th Wednesday of each month

We encourage all community members to participate in the planning process by attending these meetings and monitoring this website for other news and opportunities to participate in shaping the future of Palm Springs.

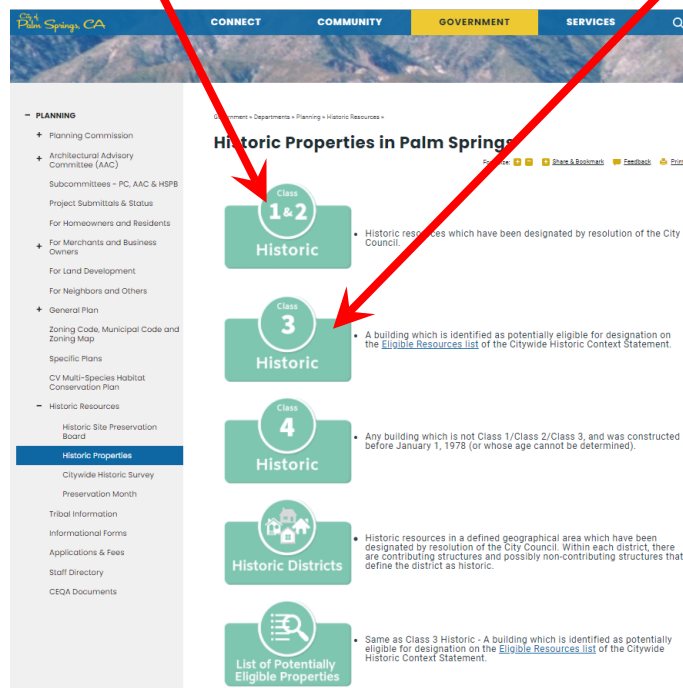
Items of Interest:

- [Bel Air Greens Golf Course - Intent to Convert Application Information](#)
- [General Plan Update](#)
- [Latest Parklet Info](#)
- [Planning Approved Projects Map](#)
- [Dream Hotel Revised Plan 9-28-22](#)

Step 2: Once on the historic resources page, click “IS MY PROPERTY ON ANY HISTORIC LIST?”



Step 3: Check the list of “Class 1 & 2 Historic sites” and then check the “Class 3 Historic” list.



Step 4: If the property in question is NOT on these lists, contact the building department at 760 323 8280. Give the property address or APN number and ask if there are building permits that show the date of construction. If the year of construction is 1978 or earlier, or cannot be determined, it is a “Class 4 historic site”.

If you discover the site is a Class 1, 2, 3 or 4 historic site, follow the instructions on the following page.

FOR DEMOLITION OR ALTERATION OF A CLASS 1 OR 2 HISTORIC SITE:

Please refer to Section 8.05.110 of the Municipal Code and follow the instructions there.

FOR DEMOLITION OR ALTERATION OF A CLASS 3 OR 4 HISTORIC SITE:

Please refer to Section 8.05.130 of the Municipal Code and follow the instructions there.

FOR DEMOLITION, ALTERATION OR NEW CONSTRUCTION IN A HISTORIC DISTRICT:

Please refer to Section 8.05.120 of the Municipal Code and follow the instructions there.

APPLICATIONS FOR DEMOLITION OR MAJOR ALTERATION OF CLASS 1, 2, 3, AND 4 HISTORIC SITES MUST BE REVIEWED BY THE CITY'S HISTORIC SITE PRESERVATION BOARD ("HSPB") PRIOR TO ISSUANCE OF BUILDING or DEMOLITION PERMITS. MOST MINOR ALTERATIONS CAN BE PROCESSED AT STAFF LEVEL BY THE CITY'S HISTORIC PRESERVATION OFFICER ("HPO").

The difference between "Major" and "Minor" alterations are explained below and can also be found in Municipal Code Section 8.05.110:

Making changes to a property on this list? See the following table for a summary of the process, based on the proposed work to be done.

Action	Application Type	Approval Authority
Demolition	Minor Architectural Application	Historic Site Preservation Board
Major Alteration	Minor Architectural Application	Historic Site Preservation Board
Minor Alteration	Building Permit	Historic Preservation Officer

- "Demolition" means the total (100%) tearing down or destruction of a building, structure or object
- "Major Alteration" means any alteration that does the following:
 - Removes (i) twenty-five (25) percent or more of the lineal footage of the elevation(s) of the building, structure or object (including site and garden walls) facing a public street or right-of-way (or a street-facing elevation if the parcel is a through-lot or landlocked), or (ii) more than fifty (50) percent of the lineal footage of all exterior elevation(s) of the building or structure, so that they no longer function as exterior elevation(s) of the building or structure.
 - Encloses and/or modifies (i.e., new window and/or window relocation) (i) twenty-five (25) percent or more of the lineal footage of the elevation(s) of the building, structure or object (including site or garden walls) facing a public street or right-of-way (or a street-facing elevation if the parcel is a through-lot or landlocked), or (ii) more than fifty (50) percent of the lineal footage of all exterior elevation(s) of the building or structure, so that they no longer function as exterior elevation(s) of the building or structure.
 - Removes fifty (50) percent or more of the cumulative area of the building, structure or object's footprint.
 - The Director shall have the authority to render determinations as to whether this definition applies to a particular project.
- "Minor Alteration" means any alteration that is not demolition or a major alteration.

For information contact:

The City of Palm Springs - Department of Planning Services 760 323 8245.

www.palmspringsca.gov / government / departments / planning / historic resources

www.palmspringsca.gov / government / departments / planning / zoning code & municipal code