



CITY COUNCIL STAFF REPORT

DATE: December 14, 2011

NEW BUSINESS

SUBJECT: Application for Certificate of Approval (for Historic Preservation) for Desert Regional Medical Center for a maintenance proposal, revised landscaping, and an amendment to the sign program at the El Mirador Building, a Class 1 historic property at 1150 North Indian Canyon Drive, Zone P, Section 11

FROM: David H. Ready, City Manager

BY: Craig A. Ewing, AICP, Director of Planning Services

SUMMARY

Desert Regional Medical Center is seeking approval of certain changes to the El Mirador tower and building (Stergios Building);

- Remove the existing colored concrete on the balconies and stairwells; repair the underlayment and replace with a colored concrete Pli-Dek waterproof epoxy floor coating;
- Remove 9, 000 square feet of turf area that surrounds the El Mirador Building to be replaced with desert landscaping; and
- Amend the existing sign program to replace, relocate and install new signage on and adjacent to the Stergios building.

RECOMMENDATION:

1. Approve by motion the requested maintenance, landscaping and sign program changes.
2. Direct staff to prepare a revised resolution to allow HSPB approval of future Certificates of Approval.

PRIOR ACTIONS TAKEN ON THE PROJECT

On June 27, 1984, the City Council adopted Resolution No. 15111, designating "The El Mirador Building" as a Class 7 (now, Class 1) historic site. This resolution states that the following:

- The El Mirador Hotel and Tower and surrounding site as shown on "Exhibit A" shall be designated a Class 7 Historic Site pursuant to City Ordinance # 1140.

-
- All proposed development plans for the El Mirador Hotel and Tower and/or surrounding site shall be presented to the Historic Site Preservation Board for their review and recommendations to the City Council. Said review shall emphasize the renovation of the exterior of the building and site.
 - No Permit for the exterior alteration to the El Mirador Hotel and Tower and/or surrounding site shall be granted without the prior approval of the City Council.

On December 12, 2011 the Architectural Advisory Committee reviewed the proposal. Staff will report on the recommendation of the AAC.

On December 13, 2011 the Historic Site Preservation Board reviewed the proposal. Staff will report on the recommendation of the HSPB.

On December 14, 2011, the Planning Commission reviewed the proposed landscaping and sign program changes. Staff will report on the action of the Commission.

DISCUSSION AND ANALYSIS

The City Council's 1984 action to require Council approval of any changes to the El Mirador Tower and Building remains in effect notwithstanding the 1988 fire and reconstruction of the facilities. Consequently, the Council is reviewing these proposed changes. (Please see the attached HSPB report for additional details on the project.)

Staff believes the changes do not alter the historically-significant features of the structures and has recommended to the HSPB and Planning Commission approval of the proposal. Staff will report to the City Council the actions of the AAC, HSPB and Planning Commission at the meeting.

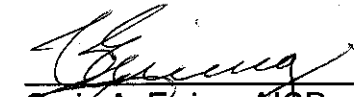
The City Council may also consider whether it wishes to continue to review Certificates of Approval for this property or return that authority to the Historic Site Preservation Board. The Council may direct staff to prepare a revised resolution for adoption at a future meeting.

ENVIRONMENTAL ASSESSMENT

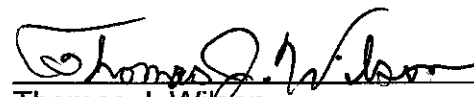
Staff has reviewed the proposed project and concluded that the project is Categorically Exempt under Section 15301 (Class 1, Existing Facilities) of the State CEQA Guidelines.

FISCAL IMPACT:

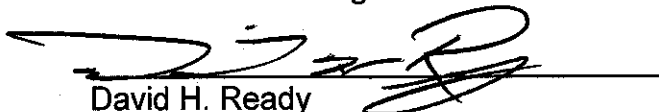
No fiscal impact.



Craig A. Ewing, AICP
Director of Planning Services



Thomas J. Wilson
Assistant City Manager, Dev't Svcs



David H. Ready
City Manager

Attachments:

1. HSPB Staff report, December 13, 2011, with attachments
2. City Council Resolution No. 15111 (June 27, 1984)



Historic Site Preservation Board Staff Report

Date: December 13, 2011

Case No.: 3.1456 MAA & SP 11-011 – El Mirador Building

Application Type: Certificate of Approval – Exterior Alterations, Sign Program & Landscape Plan

Location: 1150 North Indian Canyon Drive

Applicant: Desert Regional Hospital (El Mirador Building)

Zone: P (Professional)

General Plan: Public / Quasi-Public (PQP)

APN: 507-070-017

From: Glenn Mlaker, AICP, Assistant Planner
David Newell, Associate Planner

PROJECT DESCRIPTION

The proposed project is for a certificate of approval for landscape changes, a sign program amendment, and building maintenance associated with water proofing and repairs to the tower, stairways and balcony decking at the El Mirador Building, a Class 1 historic property.

RECOMMENDATION

That the Historic Site Preservation Board approves a certificate of approval for building maintenance associated with water proofing and repairs, a new landscape plan, and for a sign program amendment to the El Mirador Building subject to recommendations as presented. Recommendation to the City Council for approval of landscape plan and sign program.

PRIOR ACTIONS TAKEN ON THE PROJECT

On June 27, 1984, the City Council adopted Resolution No. 15111, designating “The El Mirador Building” as a Class 1 historic site (#1). This resolution states that the following:

- The El Mirador Hotel and Tower and surrounding site as shown on "Exhibit A" shall be designated a Class 7 Historic Site pursuant to City Ordinance # 1140.
- All proposed development plans for the El Mirador Hotel and Tower and/or surrounding site shall be presented to the Historic Site Preservation Board for their review and recommendations to the City Council. Said review shall emphasize the renovation of the exterior of the building and site.
- No Permit for the exterior alteration to the El Mirador Hotel and Tower and/or surrounding site shall be granted without the prior approval of the City Council.

As a result, the HSPB's decision on the requested Certificate of Approval is to adopt a recommendation to the City Council, not take final action.

BACKGROUND AND SETTING

The El Mirador Building and Tower located at 1150 North Indian Canyon Drive, completed in *circa* 1927 as the El Mirador Hotel is a Spanish Colonial Revival style building. The architectural firm of Walker and Eisen of Los Angeles designed the hotel consisting of approximately 200 rooms. The hotel contained a main building, swimming pool, dining rooms and detached bungalows; all components that reflected a "Grand Hotel" of the 1920's. After the sale of the hotel in 1973 the detached wings and bungalows were demolished (November 1979) to accommodate the expanding Desert Regional Hospital campus.

The El Mirador Building and Tower was designated in 1984 by the City Council which encompassed the original building, tower and site. In 1988, a fire occurred in the tower resulting in a replica structure being built in the same location as the original. The new construction of the tower replica, maintains the historic designation status of the original 1984 designation with no change to the City Council's original action.

The existing El Mirador Building and Tower have walls constructed of beige lath and plaster with a red tile shed roof. On the east and west sides of the building are large balcony / overhangs which extend fifteen feet out to form a first floor colonnade. These balconies provided access to second floor hotel rooms (now medical offices).

The components of the Tower structure include a three-story inner stairwell, two internal rooms, an open look-out area surrounded by a wrought iron balustrade walkway, and four arched walls supporting a ceramic tile roof. The tower roof is designed in a Moroccan chevron of three bands – green, yellow, and blue. Three bells hang in the tower and double finials adorn the four corners of the roof. At the apex of the hipped roof stands a wrought iron weathervane with the silhouette of a stenciled mountain and a palm tree. Midway up the south tower wall is a sundial of tile and iron which still is accurate today.

The landscaping surrounding the El Mirador Tower contains larger mature Acacia, Palo Verde, and Jacaranda trees with California, Mexican and Mediterranean fan palms.

Planter beds contain assorted shrubs and bushes with seasonal flower beds with large turf areas.

Existing signage on the building includes individual letters mounted on the west elevation. A monument sign is located on the northerly side of the building.

DESCRIPTION AND ANALYSIS

Maintenance Repairs to Balconies and Tower

The El Mirador Building and Tower at the Desert Regional Hospital have been experiencing water damage from leaking balcony decks and roof joints at the top of the tower. The proposal is to remove the existing colored concrete on the balconies and stairwells; repair the underlayment and replace with a colored concrete Pli-Dek waterproof epoxy floor coating. The new concrete will be the same thickness and stained in the same pattern and color as existing.

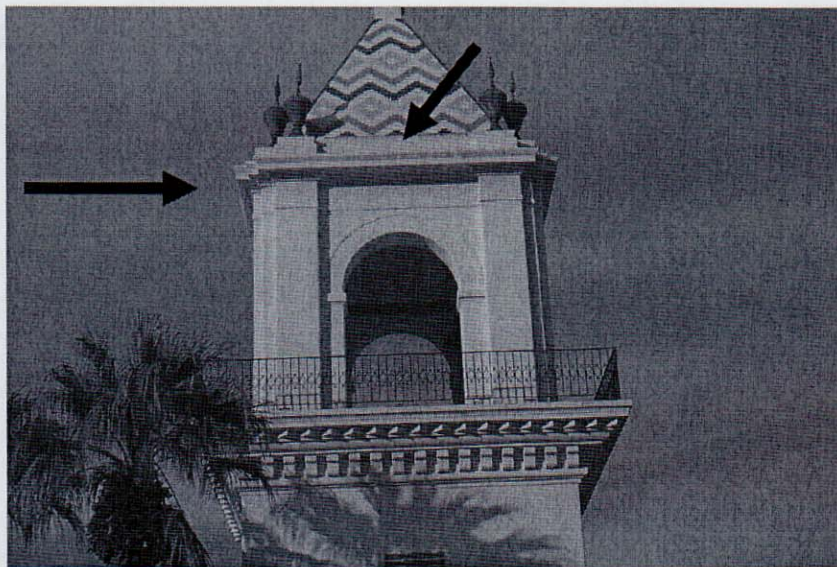


Existing balcony colored concrete deck to be removed



Stair decking to be replaced

The top of the El Mirador Tower where the patterned roof meets the bell tower is also experiencing water damage. The proposal is to repair the damage and seal the contact joints; it will be painted to match existing.



Arrows point to joint area to be repaired and sealed

Landscape Plan

The Hospital is seeking approval for the removal of 9,000 square feet of turf area that surrounds the El Mirador Building to be replaced with desert landscaping. The proposal is to leave existing large trees and palms; remove all shrubs, ground cover and turf to be replaced with cacti, new shrubs, boulders, and decomposed granite. (A landscape plan is attached to the Staff report)

Sign Program

Best Signs, Inc. has submitted an amendment to the existing sign program. The proposed amendment consists of the replacement, relocation and installation of new signage on and adjacent to the building. Staff has listed the three types of signs and provided a zoning code analysis below:

1. Two Complex Identification Signs. One replacement on west elevation wall and one new installation on northerly trellis structure.

JERRY STERGIOS BUILDING

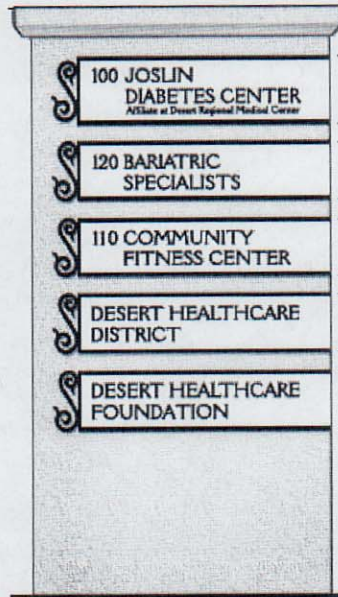
Proposed sign on west elevation
15 sq. ft. in size



Proposed sign on north elevation
11 sq. ft. in size

The Zoning Code allows one complex or building identification sign of up to twenty square feet in size, pursuant to Section 93.20.05(C)(7) of the Palm Springs Zoning Code (PSZC). The applicant is requesting two such signs that are both less than twenty square feet in size.

2. Two Directory Signs. Both freestanding; one located on the northerly side of the building where the existing teal marble plaque is located and one on southeasterly side of building near staircase and lower level pedestrian entry. The freestanding teal marble plaque will be relocated to north elevation pedestrian entry column where the existing historical plaque is located; the applicant proposes to relocate historical plaque below existing location.



Freestanding directory signs
(single-sided)
1.2 sq. ft per individual tenant



Accessory sign at pedestrian entry
2 sq. ft.

A pedestrian directory sign may be permitted as follows:

Where a multi-tenant building has been developed, a sign directory may be allowed which will identify the building or complex and each of the businesses housed in the building or complex. The sign directory may be attached to the building or may be a monument sign. The building or complex identification sign shall not be larger than six (6) square feet per side, and the sign for the individual tenants shall be no larger than two (2) square feet per side.

The applicant is requesting two single-sided monument directory signs and one building identification sign. While the applicant is requesting more than the amount allowed by the Zoning Code, all sign areas comply with the ordinance.

3. Three Main Identification Signs. Three wall signs on west elevation; two will replace an existing sign that is located north of the complex identification sign and one will replace an existing sign that is located south of the complex identification sign.

**DESERT HEALTHCARE DISTRICT
DESERT HEALTHCARE FOUNDATION**

15 sq. ft.



3.6 sq. ft.

BIARIATRIC SPECIALISTS

11 sq. ft.

Proposed main signs
north of complex identification sign

Proposed accessory sign
south of complex identification sign

The sign ordinance allows main signs based on a tenants street frontage. While it is unclear as to the total linear frontage each tenant has facing Indian Canyon Drive, the building has over 100 lineal feet of frontage and the total sign area of all main signs is less than thirty square feet in area.

According to Section 93.20.05(C)(6) of the Palm Springs Zoning Code (PSZC), "*Sign programs shall integrate with the architecture of the building complex, including such elements as size, color, location and construction material.*" A sign program may be approved which varies from the specific limitations of the sign ordinance.

In order to approve a sign program that varies from the sign ordinance, the Planning Commission and in this instance the City Council will have to make three required findings:

1. *That due to the physical characteristics of the property and the orientation and design of the structures on the property, strict application of the regulations of the sign ordinance will not give adequate visibility to the signage;*
2. *That the approved program will be compatible with the design of the property and will represent the least departure from the standards of the sign ordinance necessary for the effectiveness of the program; and*
3. *That the approved program is compatible with the surrounding property and not contrary to the purpose of the sign ordinance.*

REQUIRED FINDINGS

Definition of an Historic Site.

Section 8.05.020 of the Municipal Code provides the definition of an historic site as follows;

(a) *Historic Site.*

An historic site is any real property such as: a building; a structure, including but not limited to archways, tiled areas and similar architectural elements; an archaeological excavation or object that is unique or significant because of its location, design, setting, materials, workmanship or aesthetic effect and:

That is associated with events that have made a meaningful contribution to the nation, state or community; or

- 1. That is associated with lives of persons who made meaningful contribution to national, state or local history; or*
- 2. That reflects or exemplifies a particular period of the national, state or local history; or*
- 3. That embodies the distinctive characteristics of a type, period or method of construction; or*
- 4. That presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value; or*
- 5. That represents a significant and distinguishable entity whose components may lack individual distinction; or*
- 6. That has yielded or may be likely to yield information important to national, state or local history or prehistory.*

Staff has evaluated this application for the proposed exterior changes to the El Mirador Building located at 1150 North Indian Canyon Drive and finds that the project will not be detrimental to the overall historic nature of the building. Those elements of the building which reflect the original construction will not be altered.

The distinctive architectural elements of the building will not be compromised and the removal and replacement of the balcony and stairway decking, and repair of the Tower joints for the purpose of water proofing the structures can be considered maintenance. The use of a Pli-Deck concrete waterproof epoxy deck floor coating to match existing pattern and color will continue to preserve the historic structure.

The removal of 9,000 square feet of turf to be replaced with water efficient desert landscaping surrounding the El Mirador building will not be detrimental to its historic designation.

The proposed sign program amendment will allow the replacement and relocation of existing signage in similar locations and the installation of new signage that includes Spanish design elements to match the architectural style. The proposed amendment will not be detrimental to the overall historic nature and setting of the El Mirador Tower and Building.

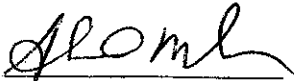
Staff has concluded that the proposal will allow the El Mirador Building and Tower to continue to be maintained in excellent condition and the repairs and water proofing, new water efficient landscaping and revised sign program will not affect the historic designation of the site, and recommends that the HSPB issue a certificate of approval and recommend approval to the City Council.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from environmental review per Section 15301(L), (1) of the California Environmental Quality Act (CEQA) Guidelines.

NOTIFICATION

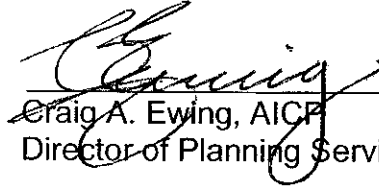
There are no public notification requirements for this application.



Glenn Mlaker, AICP
Assistant Planner



David Newell
Associate Planner



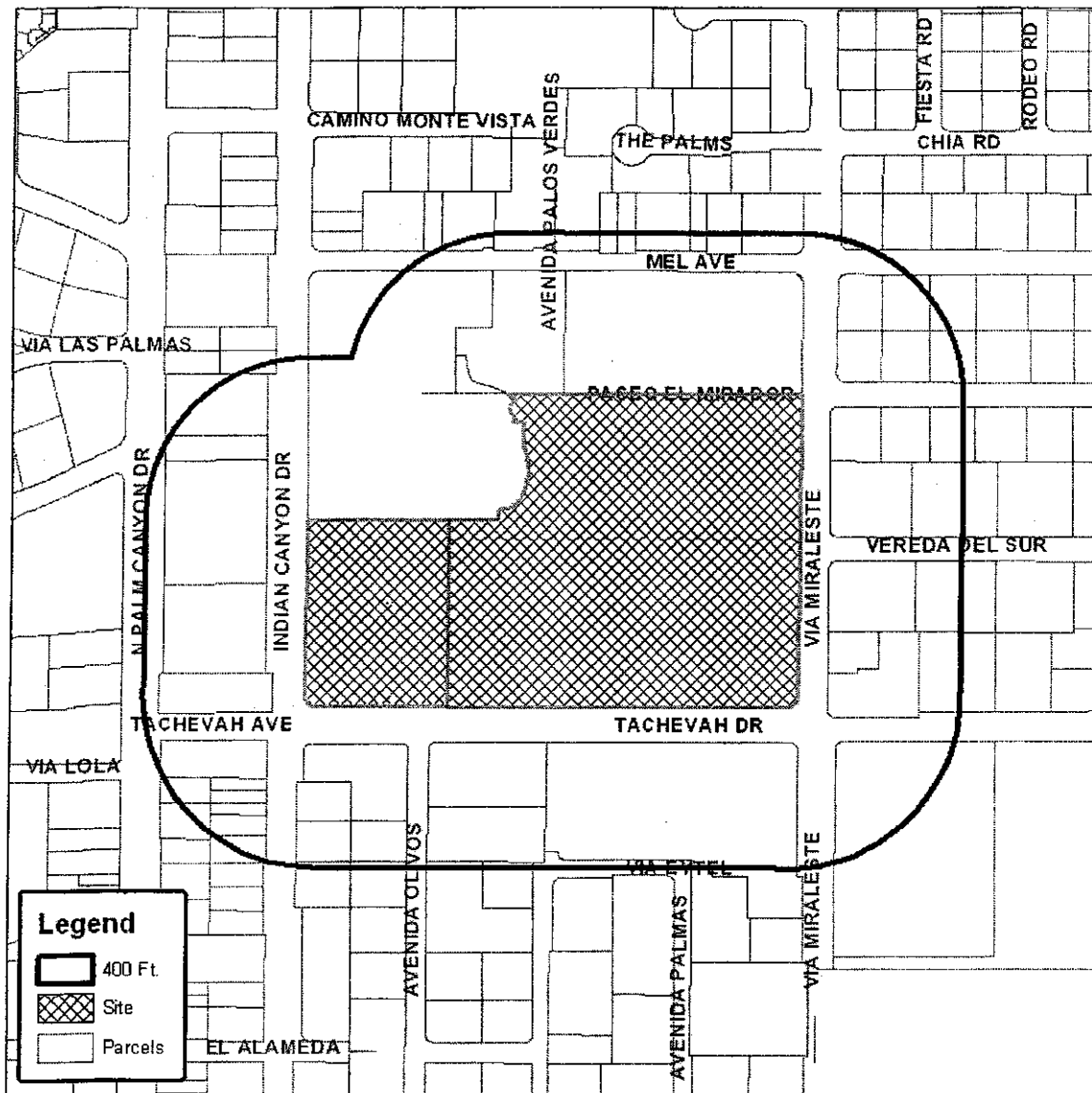
Craig A. Ewing, AICP
Director of Planning Services, AICP

ATTACHMENTS

1. Vicinity Map
2. Material Detail for Decking Replacement
3. Landscape Plan
4. Sign Program
5. Historic Designation Resolution and Site Map
6. Site Photographs



Department of Planning Services Vicinity Map

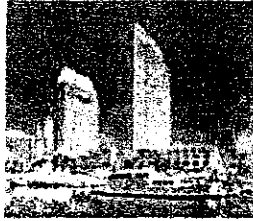


CITY OF PALM SPRINGS

CASE NO: 3.1456 MAA / HSPB 1

APPLICANT: Desert Regional Hospital – El Mirador Building

DESCRIPTION: Request by the Desert Regional Hospital for the approval of a sign program amendment and maintenance plan for water proofing and repair to balconies and tower including the removal of 9,000 sq. ft. of turf area around the El Mirador Building and East Building located at 1150 North Indian Canyon Drive, Zone P, Section 10.



Waterproof Deck Coating
Concrete Coatings
Epoxy Flooring

- Home
- Systems
- Details
- Finish Options
- Distributors
- Photo Gallery
- Contact Us

ICC-ES ESR-2097 System

Waterproofing for Plywood Substrates

The PLI-DEK™ waterproof deck system for plywood substrates has been ICC-ES evaluated since 1980. The system utilizes a 2.5 galvanized metal lath and a polyacrylic emulsion base coat, with a wide variety of finish options. All of the systems carry a One-Hour and Class A Fire Rating. When installed, the system is approximately 3/16 inch thick and less than 3 lbs. per square foot, therefore, alleviating additional framing expenses of typical One-Hour Fire Rated assemblies. The systems have been through extensive ATSM testing, as well as many years of applications in the field, therefore has proven its durability and quality. With proven years of success, low maintenance, and cost effectiveness the Pli-Dek™ System will continue to uphold your reputation as an industry leader.

- > System Overview
- > Data Sheet
- > Points of Interest
- > ICC Report
- > Specifications
- > Application Instructions
- > Details
- > ASTM Tests
- > Color Chart
- > Brochure



Highlights

- ICBO/ICC evaluated since 1980
- 1 hour fire rated
- Class "A" fire rated
- Less than 1/4 of an inch thick
- Low maintenance
- Cost effective
- City of LA approved
- ADA approved
- Extensive finish options
- Fast drying
- UV resistant
- Base coat installed in framing stage

Systems Include

- PLI-DEK-B (PD Resin Sand Finish)
- PLI-DEK-K (Knock Down Finish)
- PLI-DEK-T (Epoxy Stone Finish)
- PLI-DEK-CF (Custom Finish)
- PLI-DEK-C (Sand Finish)
- PLI-DEK-S (Smooth Finish)
- PLI-DEK-U (Underlayment for Tile/Concrete)
- PLI-DEK-F (Fiberglass & Resin Reinforcement)

Systems | Details | Finish Options | Distributor Locations | Photo Gallery

800.364.0287

WW

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REVISION

Project: stergio

Submittal: Waterproofing

No exceptions taken Reviewed as noted

Revise and resubmit Rejected, see remarks

By: Max Payvan Date: 11/15/11

Architect's review of the submittal is only for conformance with the contract of the Project and compliance with the information given in the Contract Documents. The Contractor is responsible for dimensions to be confirmed and contained in the site. For information that pertains solely to the fabrication process or to the means, methods, techniques, sequences and procedures of construction of the coordination of the Work of all trades and for satisfactory performance of the Work.

PHH
ARCHITECTS



PLI-DEK ICC-ES ESR-2097 SYSTEM

Waterproofing for Use on Horizontal Wood Surfaces

DATA SHEET

Introduction:

The Pli-Dek ICC ESR-2097 System is a 1-Hour; Class "A" Fire Rated deck system. It uses a polyacrylic emulsion membrane, combined with elastomeric, acrylic, or cementitious finishes. The system consists of a 2.5 lbs. /sq.yd. galvanized metal lath, Base Coat, and a wide range of finishes. This system offers high durability with low maintenance.

Primary Use:

The Pli-Dek System is designed for plywood balconies, walking decks, stairways, and roof decks where waterproofing is essential. It provides a durable wear surface for interior and exterior use, and meets the demands of the Class "A" and 1-Hour Fire Ratings. The Pli-Dek System is excellent for new construction as well as retrofit work.

Technical Data:

TEST	RESULTS	ASTM TEST
Spread of Flame	Class "A"	E-108
Fire Resistive Test	1-hour	E-119
Bond Strength-Plywood	126 psi	C-297
Tensile Strength	1505 psi- after weathering	D-2707
Impact Test	No Cracking	D-3320
Water Transmission	.31 grams/24hrs.	E-96
Abrasion Test	2.9%	D-1242
Static Coefficient Of Friction	.835	C-1028-96
Compressive Strength	6075 psi	C-150-72

Limitations:

Not for use in areas intended for vehicular traffic.

Packaging:

The GU80-1 Powders are available in 46 lb. bags. The GU80-1 Liquid Admixture, GS99-1 Clear Sealer, PD Resin, and GS88-1 Pigmented sealer are supplied in 5 gallon pails. The flashing, metal lath, and staples are sold separately in various quantities.

Shelf Life:

One year from the ship date. Do not allow products to freeze. Do not store GU80-1 powders in wet or damp areas.

Color:

The finish coat of the Pli-Dek ICC system is available in 15 standard colors. Custom color matching is also available.

Standards:

The Pli-Dek System meets the requirements of the ASTM E119-88 for a One-Hour Fire Rating and the ASTM E108-82 for a Class "A" Fire Retardant Roof.

Job Conditions:

The ambient air and surface temperature must be a minimum of 4.44°C (40°F) and a maximum of 43°C (110°F) and shall remain so for at least 24-hours. Do not install over wet substrates or in rainy conditions. The Pli-Dek applicator shall inspect the substrate for any deficiencies and notify the architect or general contractor in writing of the corrections that need to be made before application of the Pli-Dek products.

Warranty:

Contact Pli-Dek Systems, Inc. for warranty information.

Technical Assistance:

Pli-Dek Systems, Inc. or its local authorized representatives are available for technical assistance and/or inspections for the Pli-Dek line of products.



T.K.D. ASSOCIATES, INC.
 1000 N. GARDEN AVENUE, SUITE 100
 ANAHEIM, CALIFORNIA 92810
 (714) 771-1111

**DESERT REGIONAL
 MEDICAL CENTER**
 PALM SPRINGS CALIFORNIA
 EL MIRADOR BUILDING



DATE: _____
 DRAWING NO.: _____
 SHEET NO.: _____

PROJECT NO.: _____
 TITLE: _____

PLANTING PLAN



NO.	DATE	BY	BY

DESIGNER: _____
 CHECKED BY: _____
 DATE: _____

SHEET NO.: **L-2**
 TOTAL SHEETS: _____

Planting Symbol	Quantity	Species Name	Common Name	Planting Size
1	1	Acacia saligna	Desert Sycamore	12" x 12" x 12"
2	1	Calliandra leucostachya	Thornless Calliandra	12" x 12" x 12"
3	1	Prosopis juliflora	Prosopis	12" x 12" x 12"
4	1	Prosopis juliflora	Prosopis	12" x 12" x 12"
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50	1	Prosopis juliflora	Prosopis	12" x 12" x 12"

EXISTING EL MIRADOR BUILDING

PLANTING PLAN

RECEIVED
 APR 15 1988
 ARCHITECTURE

SEE SHEET L-1 FOR PLANTING DETAILS

INTERIOR SIGN PROGRAM



JERRY STERGIOS BUILDING

11-23-2011

RECEIVED

NOV 28 2011

PLANNING SERVICES
DEPARTMENT

 **DESERT REGIONAL
MEDICAL CENTER**
1150 N. INDIAN CANYON DR. PALM SPRINGS CA, 92262

1550 S. Gene Aubrey Trail
Palm Springs, CA 92264
TEL: (760) 320-3042
FAX: 760-320-2090

BESTSIGNS
INCORPORATED
CONTRACTORS LIC. NO. 574483



Client: **DESERT REGIONAL MEDICAL CENTER**
 1550 S. GENE AUTRY TRAIL, PALM SPRINGS, CA 92264
 Project: **JERRY STERGIOS BUILDING SIGN PROGRAM**

Project Address: **PALM SPRINGS**

Account Representative: **JOHN CROSS**

Designer: **JAYAR FLORES**

Date: **SEPTEMBER 20, 2011**

Scale: **AS SHOWN**

File name: **Graphics/D/Desert Regional Medical Center/Joslin Diabetes Center/Sign Program03.cdr**

Revisions: **NOVEMBER 23, 2011**

Client Approval:



1550 S. Gene Autry Trail
 Palm Springs, CA 92264
 TEL: (760) 320-3042
 FAX: 760-320-2090

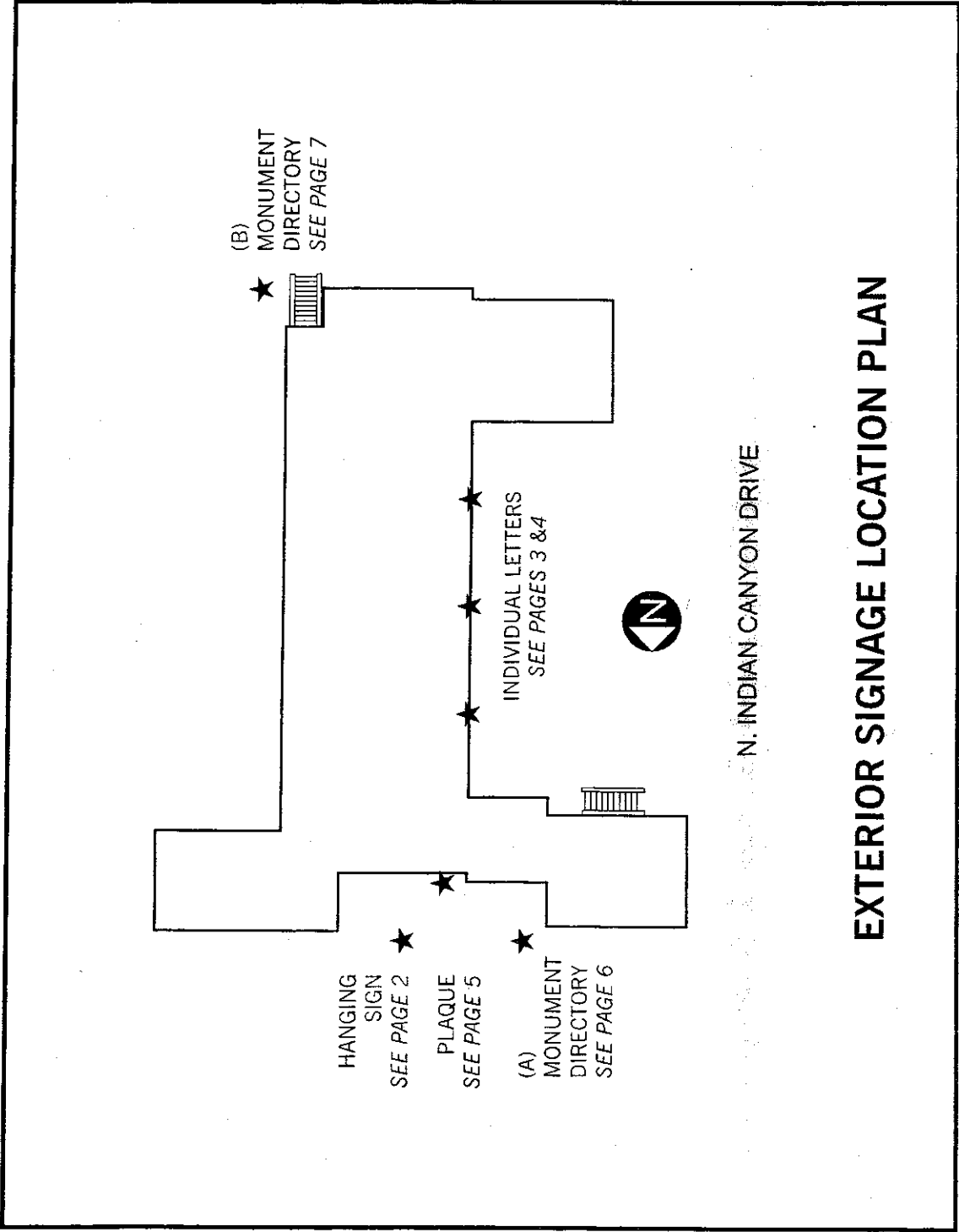


CONTRACTORS LIC. NO. 524483

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Drawing No. **1**



EXTERIOR SIGNAGE LOCATION PLAN

Client: **DESERT REGIONAL MEDICAL CENTER**
 1550 S. GENE AVUIRY TRAIL
 PALM SPRINGS, CA 92264

Project: **JERRY STERGIOS BUILDING SIGN PROGRAM**

Project Address: **PALM SPRINGS**

Account Representative: **JOHN CROSS**

Designer: **JAYAR FLORES**

Date: **SEPTEMBER 20, 2011**

Scale: **AS SHOWN**

File name: **Graphics/D/Desert Regional Medical Center/Joslin Diabetes Center/Sign Program03.cdr**

Revisions: **NOVEMBER 23, 2011**

Client Approval:



1550 S. Gene AvuiRY Trail
 Palm Springs, CA 92264

TEL: (760) 320-3042
 FAX: 760-320-2090



CONTRACTORS LIC. NO. 524483

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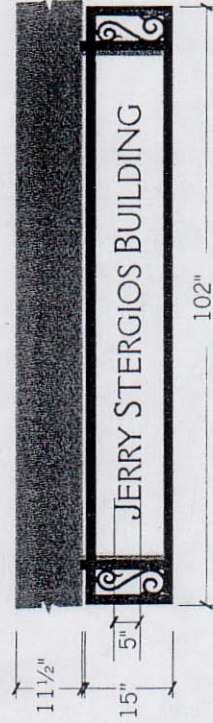
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Drawing No. **2**



SINGLE-SIDED ID ENTRY SIGN

(1) QTY. SCALE: 3/8" = 1'-0"



- ALL ALUMINUM FABRICATED HANGING SIGN FRAME. INNER PANEL IS .125" ALUMINUM WELDED TO FRAME.
- INNER SIGN PANEL PAINTED WHITE
- LETTERS ROUTED FROM 1/4" THICK ALUMINUM PAINTED FLAT BLACK.

Client: **DESERT REGIONAL MEDICAL CENTER**
1500 S. GENE AURIY TRAIL, PALM SPRINGS, CA 92264

Project: **JERRY STERGIOS BUILDING SIGN PROGRAM**

Project Address: **PALM SPRINGS**

Account Representative: **JOHN CROSS**

Designer: **JAYAR FLORES**

Date: **SEPTEMBER 20, 2011**

Scale: **AS SHOWN**

File name: **Graphics/D/Desert Regional Medical Center/Joslin Diabetes Center/Sign Program03.cdr**

Revisions: **NOVEMBER 23, 2011**

Client Approval:

BESTSIGNS
INCORPORATED

1550 S. Gene Auriy Trail
 Palm Springs, CA 92264
 TEL: (760) 320-3042
 FAX: 760-320-2090

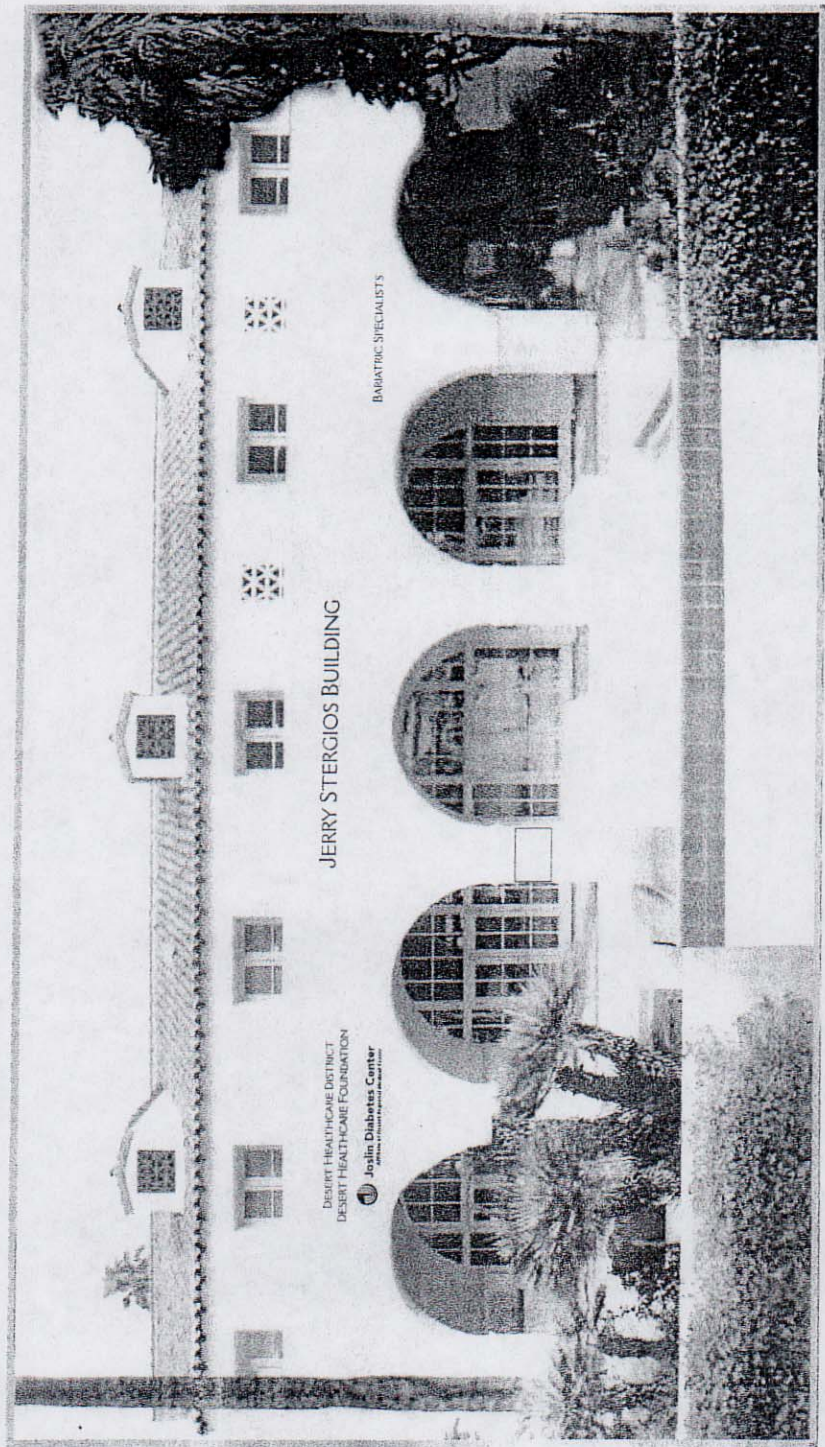


CONTRACTORS LIC. NO. 524483

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Drawing No. **3**



EXTERIOR INDIVIDUAL ALUMINUM LETTERS

SCALE: 3/32" = 1'-0"

A DESERT HEALTHCARE DISTRICT
 DESERT HEALTHCARE FOUNDATION

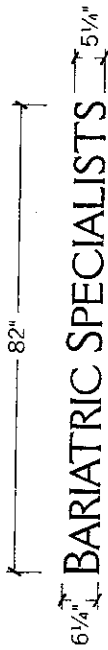
B JERRY STERGIOS BUILDING

C BARIATRIC SPECIALISTS

D  **Joslin Diabetes Center**
Affiliate of Desert Regional Medical Center



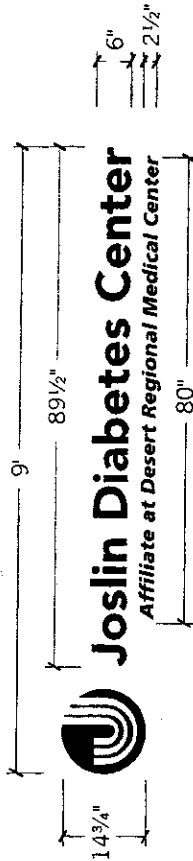
A



B



C



D

EXTERIOR INDIVIDUAL CUT OUT LETTERS

SCALE: 3/8" = 1'-0"

- 1/4" THICK ALUMINUM ROUTED LETTERS /LOGO.
- ALL LETTERS TO BE PAINTED FLAT BLACK.
- JERRY STERGIOS LETTERS MOUNTED SPACED OFF WALL
1/2" ALL OTHER MOUNTED FLUSH TO WALL WITH
BLIND MOUNT STUDS AND RTV SILICONE ADHESIVE.

Client:
**DESERT REGIONAL
MEDICAL CENTER**
1550 S. GENE AURY TRAIL
PALM SPRINGS, CA 92264
Project:
**JERRY STERGIOS BUILDING
SIGN PROGRAM**

Project Address:
PALM SPRINGS

Account Representative:
JOHN CROSS

Designer:
JAYAR FLORES

Date:
SEPTEMBER 20, 2011

Scale:
AS SHOWN

File name:
**Graphics/D/Desert Regional
Medical Center/Joslin Diabetes
Center/Sign Program03.cdr**

Revisions:

NOVEMBER 23, 2011

Client Approval:



1550 S. Gene Aury Trail
Palm Springs, CA 92264

TEL: (760) 320-3042
FAX: 760-320-2090



CONTRACTORS LIC. NO. 324483

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PERMISSION OF BEST SIGNS, INC.

Drawing No. 4

Client: **DESERT REGIONAL MEDICAL CENTER**
1775 N. PALM BLVD., SUITE 100, PALM SPRINGS, CA 92264

Project: **JERRY STERGIOS BUILDING SIGN PROGRAM**

Project Address: **PALM SPRINGS**

Account Representative: **JOHN CROSS**

Designer: **JAYAR FLORES**

Date: **SEPTEMBER 20, 2011**

Scale: **AS SHOWN**

File name: **Graphics/D/Desert Regional Medical Center/Joslin Diabetes Center/Sign Program03.cdr**

Revisions: **NOVEMBER 23, 2011**

Client Approval:

BESTSIGNS
INCORPORATED
1000 S. RAY BLVD., SUITE 100, PALM SPRINGS, CA 92264

1550 S. Gene Aury Trail
 Palm Springs, CA 92264
 TEL: (760) 320-3042
 FAX: 760-320-2090

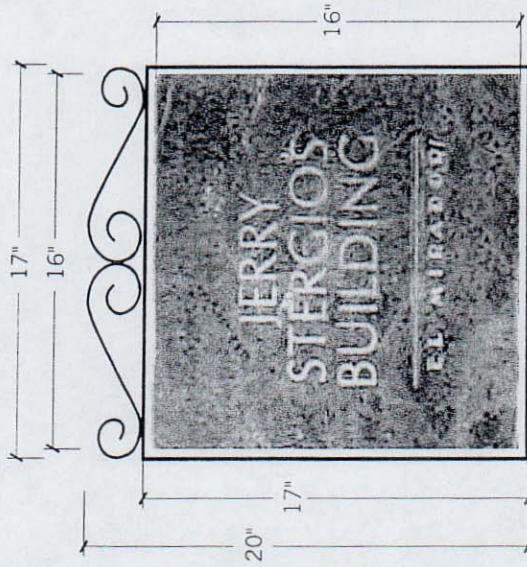


CONTRACTORS LIC. NO. 524483

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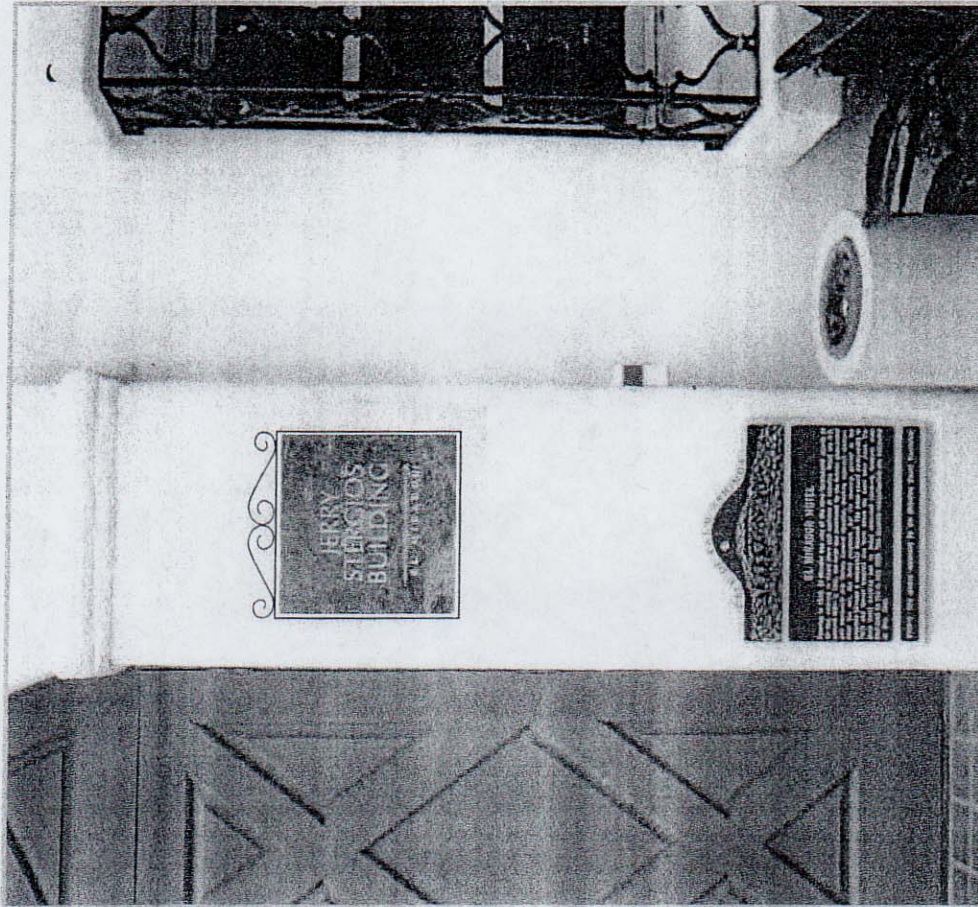
Drawing No. 5



JERRY STERGIOS PLAQUE

(1) QTY. SCALE: 1 1/2" = 1'-0"

- REMOVE MARBLE PLAQUE FROM EXISTING LOCATION.
- MOUNT MARBLE PLAQUE TO 20" x 17" ALUMINUM FRAME
- RE-INSTALL AT NEW LOCATION



Client:



Project:
JERRY STERGIOS BUILDING
SIGN PROGRAM

Project Address:
PALM SPRINGS

Account Representative:
JOHN CROSS

Designer:
JAYAR FLORES

Date:
SEPTEMBER 20, 2011

Scale:
AS SHOWN

File name:

Graphics/D/Desert Regional
Medical Center/Joslin Diabetes
Center/Sign Program03.cdr

Revisions:

NOVEMBER 23, 2011

Client Approval:



1550 S. Gene Astry Trail
Palm Springs, CA 92264
TEL: (760) 370-3042
FAX: 760-370-2090

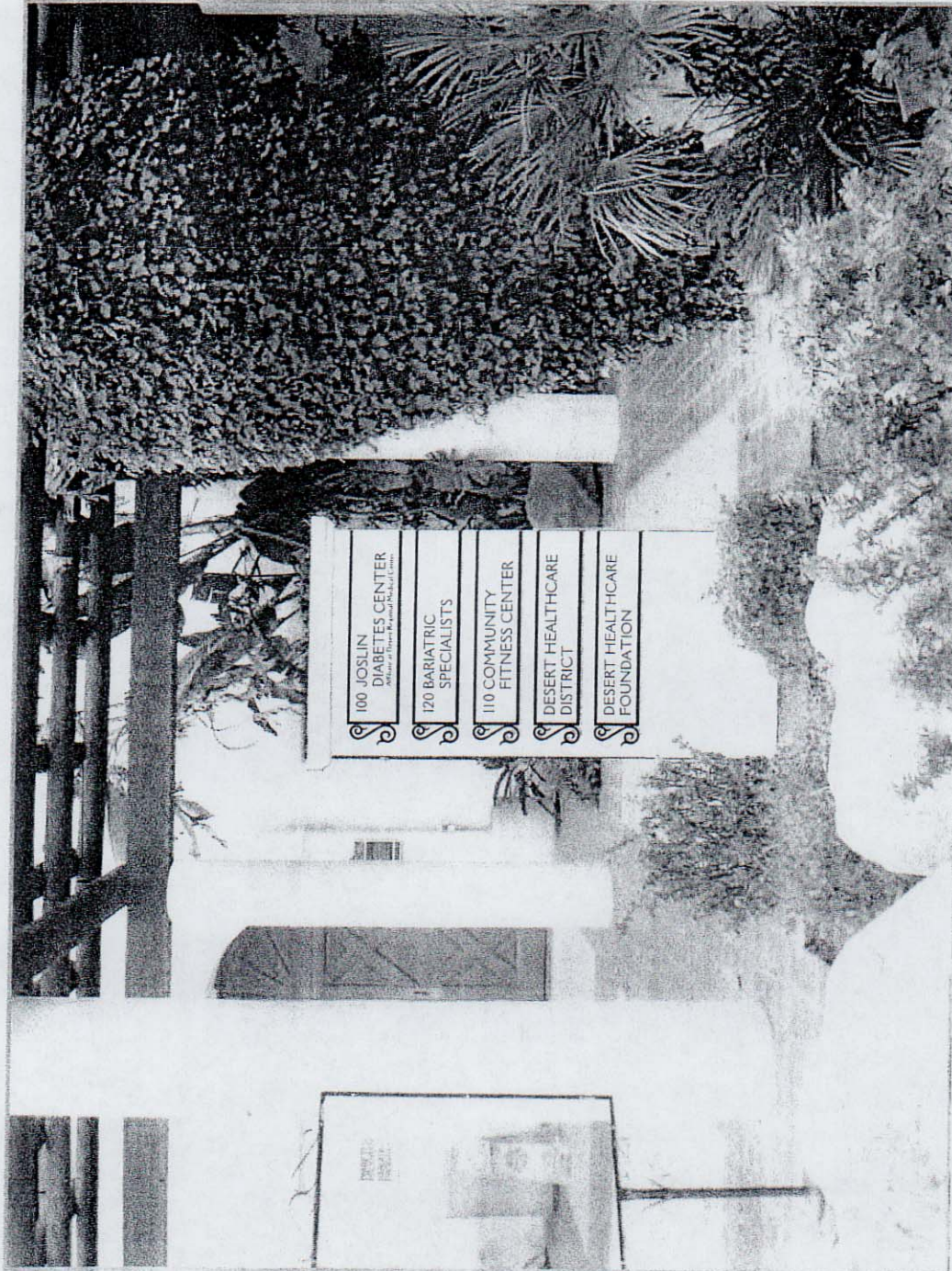


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Drawing No. 6



SINGLE-SIDED NORTH ENTRANCE MONUMENT

(1) QTY. SCALE: 1/2" = 1'-0"

Client:



DESERT REGIONAL
MEDICAL CENTER
1550 S. GENE AVENUE, PALM SPRINGS, CA 92264

Project:

JERRY STERGIOS BUILDING
SIGN PROGRAM

Project Address:

PALM SPRINGS

Account Representative:

JOHN CROSS

Designer:

JAYAR FLORES

Date:

SEPTEMBER 20, 2011

Scale:

AS SHOWN

File name:

Graphics/D/Desert Regional
Medical Center/Joslin Diabetes
Center/Sign Program03.cdr

Revisions:

NOVEMBER 23, 2011

Client Approval:



800-333-3333

1550 S. Gene Avtry Trail
Palm Springs, CA 92264

TEL: (760) 370-3042

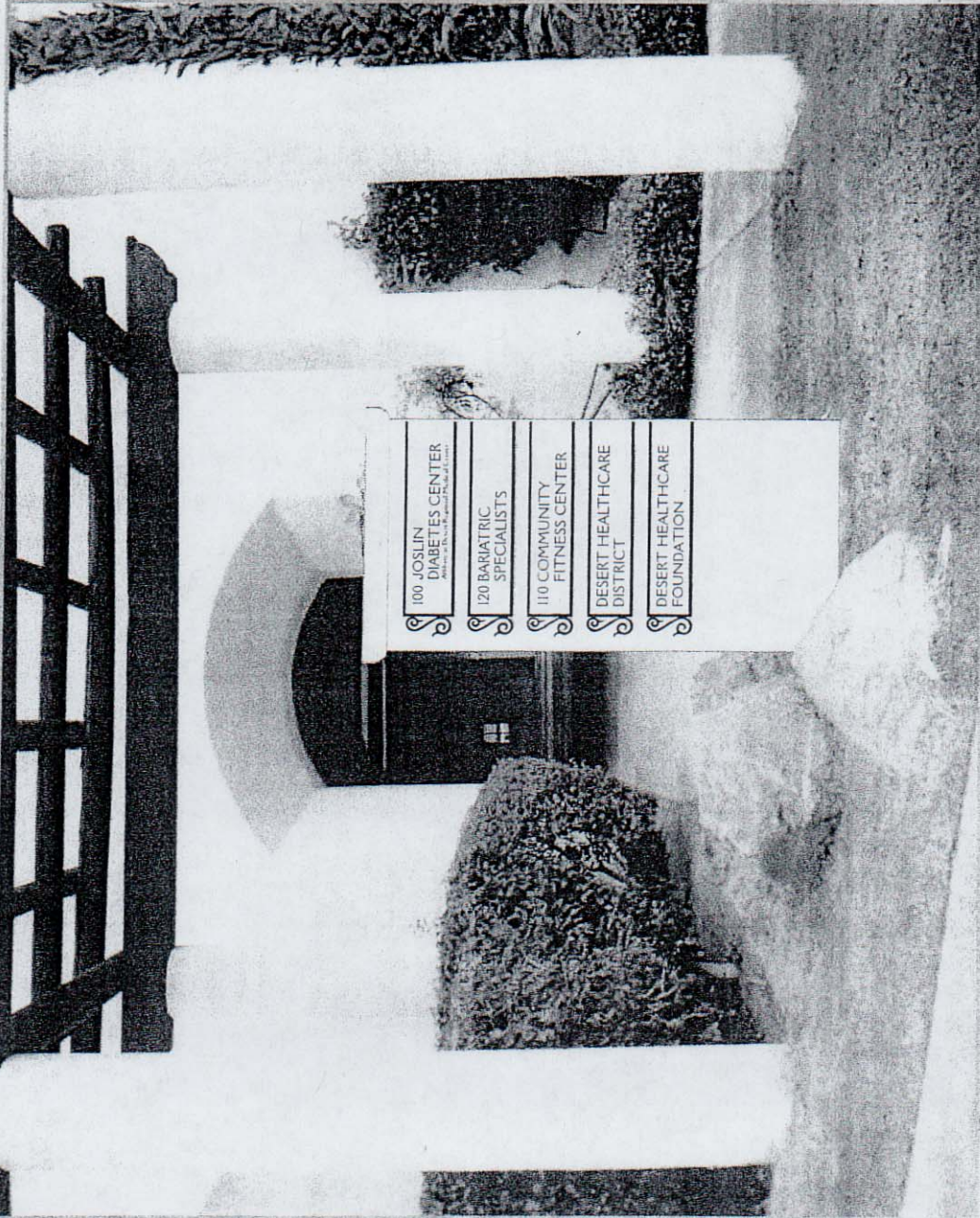
FAX: 760-370-2090

CSA 7-11-11

CONTRACTOR'S LIC. NO. 574483

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WITHOUT THE WRITTEN PERMISSION OF BEST SIGNS, INC.



SINGLE-SIDED SOUTH ENTRANCE MONUMENT

(1) QTY. SCALE: 1/2" = 1'-0"

Client:



DESERT REGIONAL
MEDICAL CENTER
1550 S. Gene Autry Trail, Palm Springs, CA 92264

Project:

JERRY STERGIOS BUILDING
SIGN PROGRAM

Project Address:

PALM SPRINGS

Account Representative:

JOHN CROSS

Designer:

JAYAR FLORES

Date:

SEPTEMBER 20, 2011

Scale:

AS SHOWN

File name:

Graphics/D/Desert Regional
Medical Center/Joslin Diabetes
Center/Sign Program03.cdr

Revisions:

NOVEMBER 23, 2011

Client Approval:



1550 S. Gene Autry Trail
Palm Springs, CA 92264

TEL: (760) 320-3042

FAX: 760-320-2090

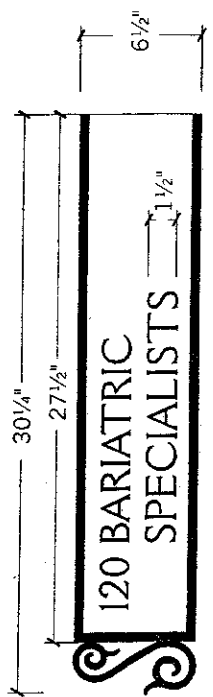


CONTRACTORS LIC. NO. 524483

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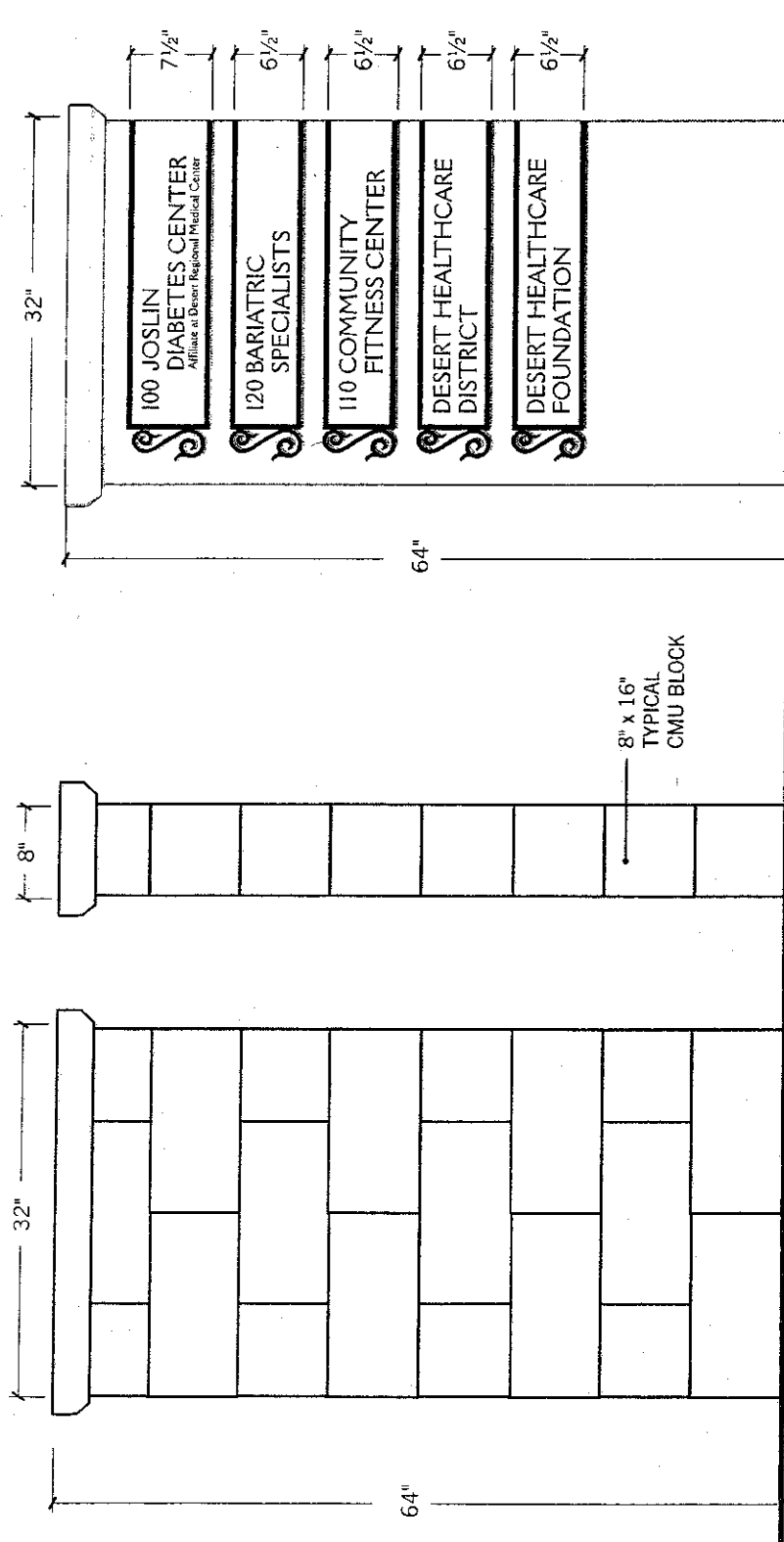
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Drawing No. 8



TENANT PANEL

- 6 1/2" x 31 1/4" x .025" ALUMINUM DIRECTORY PANELS, PAINTED BLACK WITH WHITE INNER PANEL SIGN GRADE BLACK VINYL LETTERING MOUNTING STUDS WELDED TO BACK SIDE.



ELEVATION VIEW

SIDE VIEW

ELEVATION VIEW

- 64" x 32" CMU BLOCK CONSTRUCTION MONUMENT WITH WHITE SMOOTH STUCCO FINISH.

SINGLE-SIDED ENTRANCE MONUMENT

(2) QTY. SCALE: 3/4" = 1'-0"

RESOLUTION NO. 15111

OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS,
CALIFORNIA, DESIGNATING THE EL MIRADOR HOTEL AND
TOWER AND SURROUNDING SITE AS A CLASS 7 HISTORIC
SITE.

WHEREAS the El Mirador Hotel and Tower and its associated personages and past events have contributed substantially to the history of the City of Palm Springs; and

WHEREAS the El Mirador Hotel and Tower has long been a landmark for both residents and visitors in the City of Palm Springs; and

WHEREAS Ordinance 1140 of the City of Palm Springs allows for the designation of historic sites; and

WHEREAS on June 13, 1983, the Historic Site Preservation Board initiated proceedings to designate the El Mirador Hotel and Tower and surrounding site as an historic site; and

WHEREAS on June 11, 1984, the Historic Site Preservation Board held a public hearing on said designation and unanimously recommended to the City Council designation of said property as a Class 7 Historic Site; and

WHEREAS the City Council concurs in the recommendation of the Historic Site Preservation Board regarding the historic value of the El Mirador Hotel and Tower; and

WHEREAS the designation of the El Mirador Hotel and Tower shall further the purposes and intent of Ordinance 1140; and

WHEREAS the designation of the El Mirador Hotel and Tower shall promote the sensitive renovation and preservation of said site;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA does resolve as follows:

- Section 1. The El Mirador Hotel and Tower and surrounding site as shown on Exhibit "A" shall be designated a Class 7 Historic Site pursuant to City Ordinance No. 1140.
- Section 2. All proposed development plans for the El Mirador Hotel and Tower and/or surrounding site shall be presented to the Historic Site Preservation Board for their review and recommendations to the City Council. Said review shall emphasize the renovation of the exterior of the building and site.
- Section 3. No permit for the exterior alteration to the El Mirador Hotel and Tower and/or surrounding site shall be granted without the prior approval of the City Council.

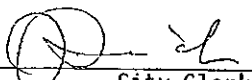
ADOPTED this 27th day of June 1984.

AYES: Councilmembers Birer, Foster, Maryanov, Smith and Mayor Bogert
NOES: None
ABSENT: None

ATTEST:

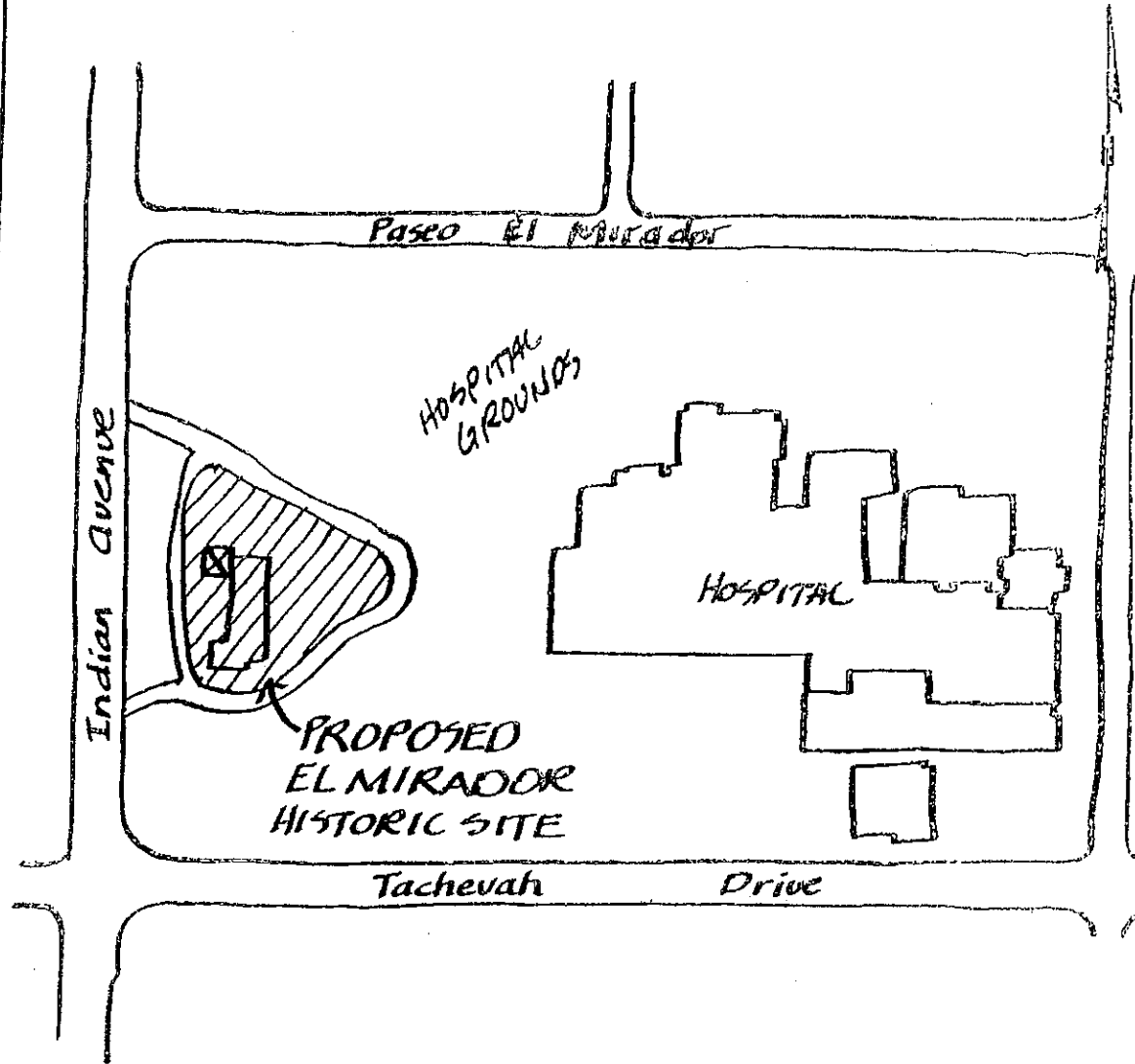
CITY OF PALM SPRINGS, CALIFORNIA

By

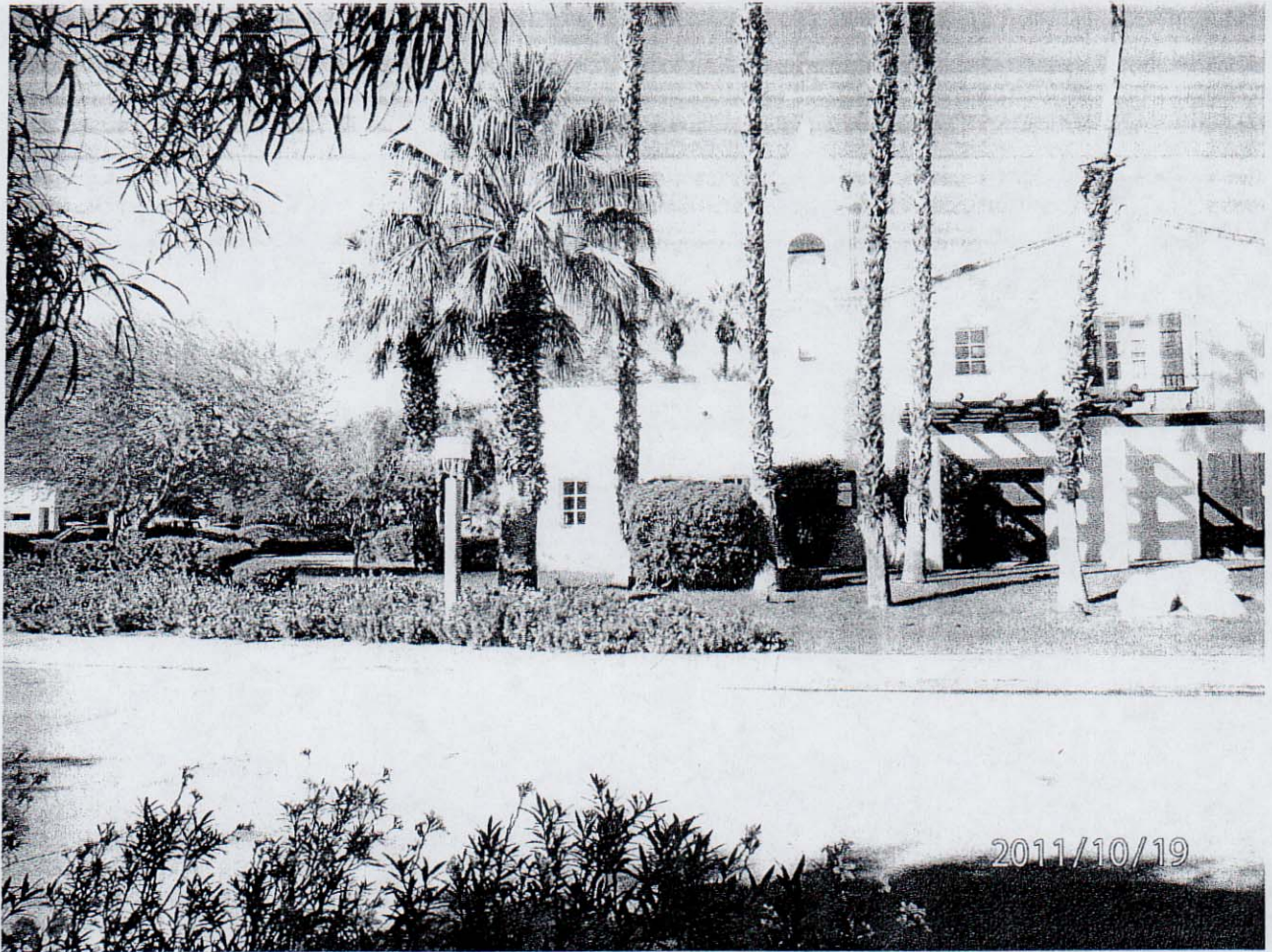

City Clerk

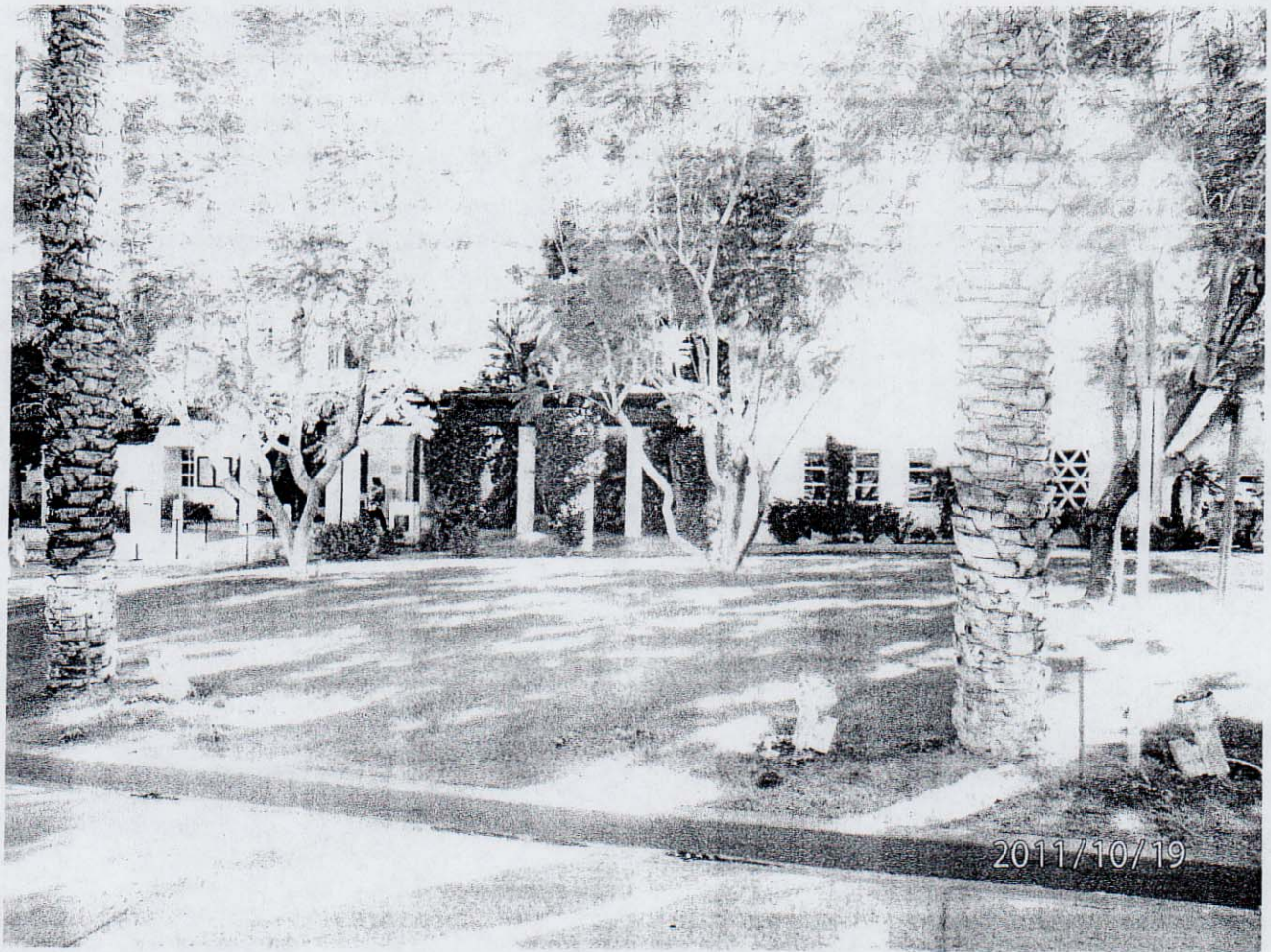

City Manager

Resolution 15111



CITY OF PALM SPRINGS	
CASE NO.	HSPB-1
APPLICANT	City of Palm Springs
REMARKS	Section 11
APPROVED BY PLAN. COMM.	DATE
APPROVED BY COUNCIL	DATE
ORD. NO.	RESOL. NO.





RESOLUTION NO. 15111

OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS,
CALIFORNIA, DESIGNATING THE EL MIRADOR HOTEL AND
TOWER AND SURROUNDING SITE AS A CLASS 7 HISTORIC
SITE.

WHEREAS the El Mirador Hotel and Tower and its associated personages and past events have contributed substantially to the history of the City of Palm Springs; and

WHEREAS the El Mirador Hotel and Tower has long been a landmark for both residents and visitors in the City of Palm Springs; and

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WHEREAS the designation of the El Mirador Hotel and Tower shall promote the sensitive renovation and preservation of said site;

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Section 1. The El Mirador Hotel and Tower and surrounding site as shown on Exhibit "A" shall be designated a Class 7 Historic Site pursuant to City Ordinance No. 1140.

Section 2. All proposed development plans for the El Mirador Hotel and Tower and/or surrounding site shall be presented to the Historic Site Preservation Board for their review and recommendations to the City Council. Said review shall emphasize the renovation of the exterior of the building and site.

Section 3. No permit for the exterior alteration to the El Mirador Hotel and Tower and/or surrounding site shall be granted without the prior approval of the City Council.

ADOPTED this 27th day of June 1984.

AYES: Councilmembers Birer, Foster, Maryanov, Smith and Mayor Bogert
NOES: None
ABSENT: None

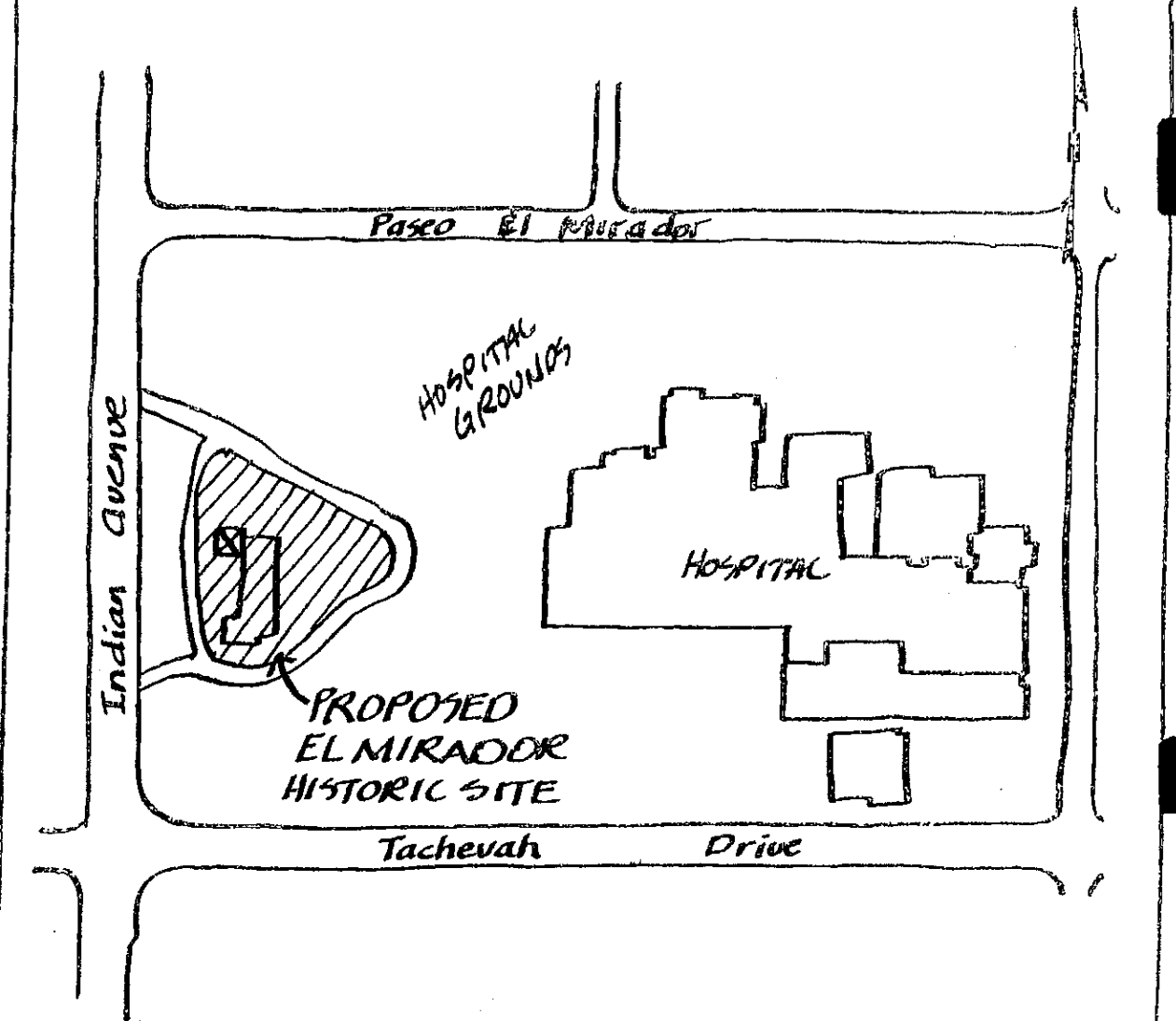
ATTEST: CITY OF PALM SPRINGS, CALIFORNIA

By [Signature]
City Clerk

[Signature]
City Manager

REVIEWED & APPROVED [Signature]

Resolution 15111



CITY OF PALM SPRINGS	
CASE NO. HSPB-1	APPROVED BY PLAN. COMM. DATE
APPLICANT City of Palm Springs	APPROVED BY COUNCIL DATE
REMARKS Section II	ORD. NO. REFSDI NO