



CITY COUNCIL STAFF REPORT

DATE: November 6, 2013 CONSENT AGENDA

SUBJECT: MILLS ACT HISTORIC SITE CONTRACT – 217 EAST TWIN PALMS DRIVE (HSPB #73 / HD-2 ROYAL HAWAIIAN ESTATES)

FROM: David H. Ready, City Manager

BY: Planning Services

SUMMARY

This action would engage the City of Palm Springs into a standard Mills Act Agreement with Craig Hammond, owner of 217 East Twin Palms Drive, (APN 511-070-041) and the Royal Hawaiian Estates Homeowners Association. The intent of this contract is to require maintenance and preservation of this Class 1 historic site in exchange for possible property tax relief as calculated by the County of Riverside.

RECOMMENDATION:

1. Approve a Mills Act Historic Property Agreement between the City of Palm Springs and Craig Hammond, and the Royal Hawaiian Estates Homeowners Association, for 217 East Twin Palms Drive, a Class 1 historic site (HSPB #73 / HD-2).
2. Authorize the City Manager to execute the Agreement.
3. Direct the City Clerk to record the Agreement.

STAFF ANALYSIS:

On February 3, 2010, the City Council designated the Royal Hawaiian Estates a Historic District (HSPB #73 / Historic District #2). The Royal Hawaiian Estates Historic District is comprised of forty residences on roughly five acres. Two seventeen East Twin Palms Drive is one of the residences that are defined as contributing structures to the historic district.

On May 14, 2013, the Historic Site Preservation Board voted 6-0-1 (Williamson absent) to recommend that the City Council execute a Mills Act Contract between the City of Palm Springs and Craig Hammond and the Royal Hawaiian Homeowners Association.


Pursuant with California Government Code Section 50280 – 50290 upon the application of an owner of any qualified historic property, the legislative body of a city may contract with the owner or agent to restrict the use of the property to carry out the purposes and goals of historic preservation of the property. Such a contract is commonly referred to as a “Mills Act Agreement” and it provides for possible alternative property tax rate calculations in exchange for specific and ongoing preservation and maintenance of the property, specifically its historically significant elements and characteristics.

The property at 217 East Twin Palms Drive has been deemed a “contributing structure” within the Royal Hawaiian Estates Historic District. Pursuant to Municipal Code Section 8.05.125, contributing structures in a historic district are subject to Class 1 regulations and are designated Class 1 historic sites. State of California Governmental Code Section 50280.1 denotes that properties that are eligible for application of a Mills Act contract must be listed in a state, city, county official register of historic sites. As such, 217 East Twin Palms Drive is qualified for a Mills Act Contract.

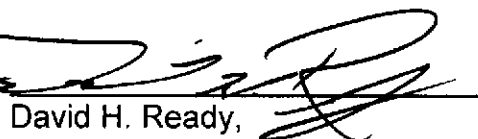
At Royal Hawaiian Estates, routine maintenance and upkeep of the building exteriors and grounds is a shared responsibility of the home-owners association (HOA) and the individual unit owners. Because of this shared responsibility, the Mills Act Agreement in this particular case has been drafted with both the homeowners and the HOA as parties to the agreement. If, in the future, other individual home owners at the Royal Hawaiian wish to pursue a Mills Act Agreement, the same contractual arrangement would apply.

FISCAL IMPACT: None

There is no known fiscal impact upon the city as a result of this recommended action.



Margo Wheeler, AICP,
Director of Planning Services



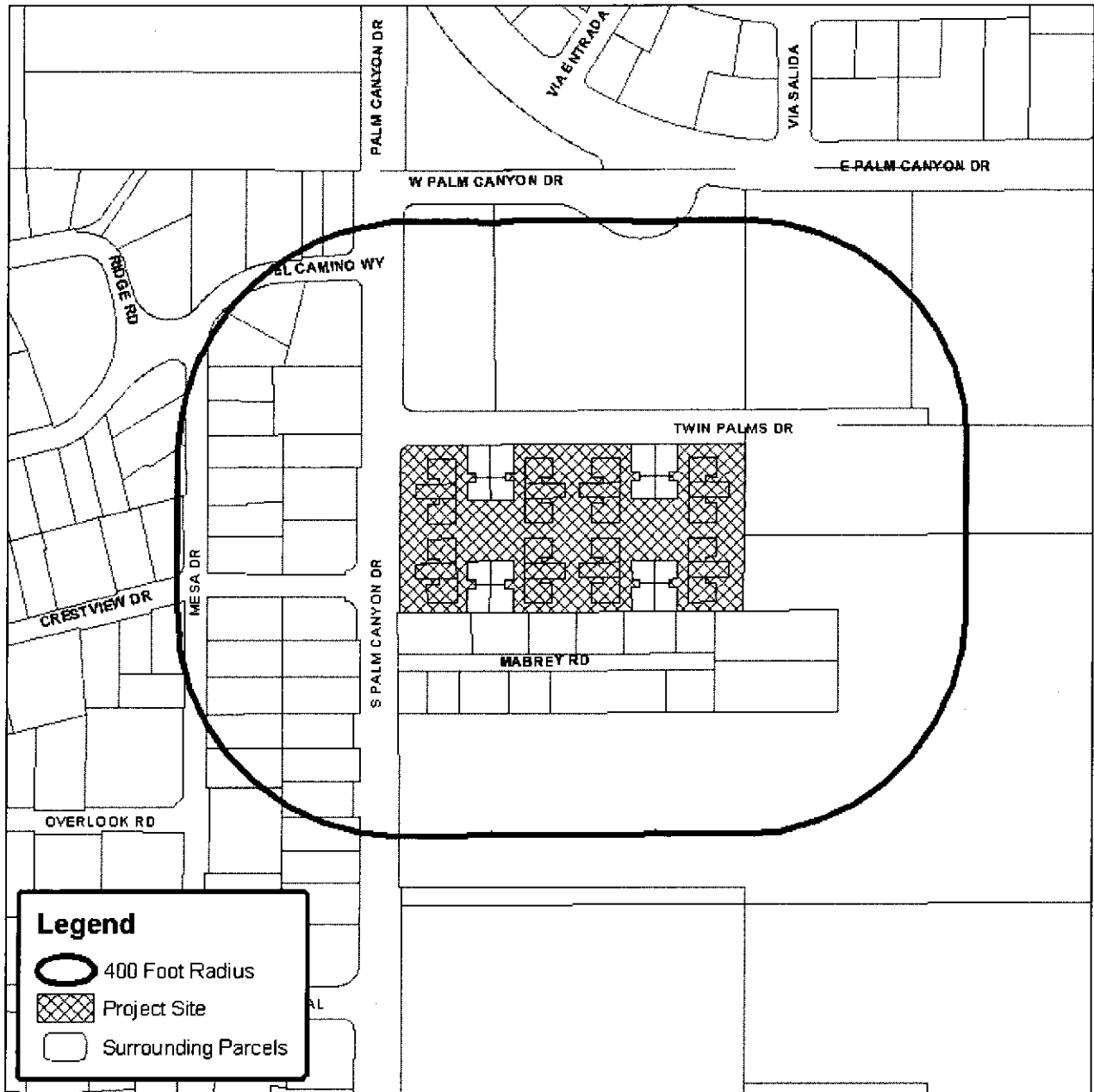
David H. Ready,
City Manager

Attachments:

- Vicinity Map
- City Council Resolution designating the Royal Hawaiian Estates a Class 1 historic district.
- HSPB minutes of May 14, 2013.
- HSPB staff report dated May 14, 2013.
- Hammond to Ewing letter of application dated February 20, 2013 with attachments.
- Lewallen to HSPB letter of support dated March 1, 2013



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: HSPB 73 / HD 2

APPLICANT: Craig Hammond / Royal Hawaiian Estates HOA

DESCRIPTION: Application for a Mills Act agreement for property located at 217 E. Twin Palms Drive, Zone R-2, Section 26.

- 992 LA JOLLA
- 217 TWIN PALMS
- ABERNATHY

CITY OF PALM SPRINGS, CALIFORNIA
HISTORIC SITE PRESERVATION BOARD

Meeting Minutes

Tuesday, May 14, 2013

Large Conference Room, City Hall

3200 East Tahquitz Canyon Way, Palm Springs, California 92262

Staff Representatives:

Margo Wheeler,
Director of Planning Services

Ken Lyon,
Associate Planner

CALL TO ORDER: Chair DeLeeuw called the meeting to order at 8:15 a.m.

ROLL CALL: Present: Burkett, Glenn, Johns, Ploss, Vice Chair Grattan, Chair DeLeeuw
Absent: Williamson

POSTING OF AGENDA: The Agenda was available for public access at the City Hall exterior bulletin board (west side of Council Chamber), City Clerk's office and Planning Services' counter on or before 4:00 p.m. on Wednesday, May 8, 2013.

PUBLIC COMMENTS:

Ron Marshall, representing the Palm Springs Preservation Foundation, turned in papers from the Racquet Club Villas expressing interest in becoming an historical district.

1. CONSENT AGENDA:

1A. **APPROVAL OF THE MINUTES:** Change Recommendation from "by" to "to" City Council.

Motion to Approve by Grattan; second by Ploss; Vote 6-0 (absent Williamson).

1B. Case HSPB 85 – An application by Lawrence E. Wood and Rodney L. Love, owners of 992 La Jolla Road, "The Twin Palms Estates Model A2 Residence", for a Mills Act Contract.

Recommendation: Recommend Approval to City Council.

Motion to Approve by Grattan; second by Ploss; Vote 6-0 (absent Williamson).

1C. Case HD #2 – HSPB 73 – An application by Craig Hammond, owner of 217 East Twin Palms Drive, "Royal Hawaiian Estates", for a Mills Act Contract.

Recommendation: Recommend Approval to City Council.



Historic Site Preservation Board Staff Report

Date: May 14, 2013
Case No.: HSPB-#73 / Historic District #2 Royal Hawaiian Estates
Application Type: Mills Act Agreement
Location: 217 East Twin Palms Drive; APN 511-070-041
Applicant: Craig Hammond, Owner and the Royal Hawaiian Estates Homeowners Association
From: Glenn Mlaker, AICP, Assistant Planner

PROJECT DESCRIPTION

This is an application by the Royal Hawaiian Estates Homeowners Association and Craig Hammond, owner of 217 East Twin Palm Drive, a contributing structure within the Royal Hawaiian Estates Historic District (HSPB #73 / HD #2) to enter into a Mills Act Agreement with the City of Palm Springs.

RECOMMENDATION

That the Historic Site Preservation Board recommends that the City Council execute a Mills Act Agreement between the City, The Royal Hawaiian Estates Homeowners Associate and Craig Hammond, owner of 217 East Twin Palms Drive; Royal Hawaiian Estates (HSPB #73 / Historic District #2).

PRIOR ACTIONS TAKEN ON THE PROJECT

On February 3, 2010 the City Council designated the Royal Hawaiian Estates a Historic District (HSPB #73 / Historic District #2). The Royal Hawaiian Estates Historic District is comprised of forty residences on roughly five acres. 217 East Twin Palms Drive is one of the residences that are defined as contributing structures to the historic district.

BACKGROUND AND SETTING

Pursuant with California Government Code Section 50280 – 50290 upon the application of an owner of any qualified historic property, the legislative body of a city may contract with

the owner or agent to restrict the use of the property to carry out the purposes and goals of historic preservation of the property. Such a contract is commonly referred to as a "Mills Act Agreement" and it provides for possible alternative property tax rate calculations in exchange for specific and ongoing preservation and maintenance of the property, specifically its historically significant elements and characteristics.

The Palm Springs Municipal Code Section 8.05.125 outlines the methodology for classifying structures within a historic district. It notes that historic districts may contain "contributing" and "non-contributing" structures.

Historic District.

Qualified for city designation; may be qualified at the federal, state and/or county level. Archival file will be maintained and shall contain a map delineating contributing and noncontributing structures or sites. Contributing structures/sites shall be subject to Class 1 regulations until such time that they may be reclassified. Noncontributing structures/sites shall be subject to review by the HSPB before demolition or construction. A specific plan, containing special regulations pertaining to the subject area, may be adopted for each district. (Ord. 1320 § 5, 1988; Ord. 1140 § 1 (part), 1981)

The Royal Hawaiian Estates Historic District is comprised of forty (40) residences clustered in twelve buildings that are either three-plexes or four-plexes. All forty residences have been designed by the notable architects Donald Wexler and Ric Harrison and all were designed with the same "Tiki / Polynesian" themed architectural detailing. As such, each of the forty units are deemed "contributing" and are therefore subject to Class 1 regulations and are also each qualified for application for a Mills Act Historic Property Preservation Agreement.

The Royal Hawaiian Estates Historic District functions like any other typical historic district in which each property is owned by a different individual, each with its own tax bill and "unit value" that is determined by the County Assessor's Office. In a historic district, each owner of a contributing Class 1 building is responsible for the exterior maintenance and preservation of the historic defining characteristics of his or her building or site.

At the Royal Hawaiian Estates, routine maintenance and upkeep of the building exteriors and grounds is a shared responsibility of the Home-owners Association (HOA) and the individual unit owners. Because of this shared responsibility, the Mills Act Agreement in this particular instance has been drafted with both the homeowners and the Homeowners Associate (HOA) as parties to the agreement. Limited financial reserves prevent the HOA from accomplishing comprehensive restoration of the historic defining characteristics that have been lost due to past renovations or removed over time due to deterioration or decay. The potential tax savings to these home owners achieved through execution of a Mills Act contract can be used to provide funds to augment the HOA in restoring and maintaining the development.

DESCRIPTION AND ANALYSIS

The Mills Act is state sponsored legislation granting local governments the authority to directly participate in a historic preservation program. It is designed to provide private property owners with an economic incentive, via property tax relief, to actively participate in the restoration of their historic properties.

Property owners may qualify for property tax relief if they pledge to restore and maintain the historical and architectural character of their properties for at least a ten-year period. A formal agreement known as a Mills Act contract is executed between the local government and the property owner for a minimum ten-year term. Contracts are automatically renewed each year and are transferred to new owners when the property is sold. Property owners agree to preserve and maintain the property in accordance with specific historic preservation standards and conditions as identified in the contract. Local authorities may impose penalties for breach of contract or failure to protect the historic property. The contract is binding to all owners during the contract period.

The Mills Act contract has the effect of freezing the base value of the property. There is little effect over the first few years but as the property is restored over a longer period of time, it is presumed that the value of the property increases and thus the property tax savings have the potential to increase over time. The property owners have consulted with their tax advisors and determined that entering into a Mills Act contract with the City would be mutually beneficial for both parties. The owners also understand that entering into the Mills Act contract only represents the potential for property tax savings and is not a guarantee.

The potential property tax savings provided by the Mills Act contract will assist the owners in defraying the costs associated with restoring and maintaining the unique historic characteristics of the property.

REQUIRED FINDINGS

Mills Act Agreements may only be executed on qualified historic properties.

Pursuant California Government Code 50280.1 "*Qualified historical property*" for purposes of this article, means privately owned property which is not exempt from property taxation and which meets either of the following:

- (a) *Listed in the National Register of Historic Places or located in a registered historic district, as defined in Section 1.191.2(b).*
- (b) *Listed in any state, city, county, or city and county official register of historical or architecturally significant sites, places, or landmarks.*

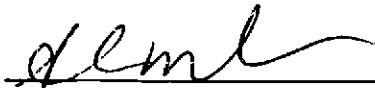
The property at 217 East Twin Palms Drive meets this criteria because is a contributing structure within the Royal Hawaiian Estates Historic District (HSPB 73 / Historic District #2) as noted above. As a contributing structure, it meets the criteria of a Class 1 historic site.

In order to coordinate individual unit-owner-initiated Mills Act Contract requests with the overall maintenance and preservation efforts of the common exterior elements of the Royal Hawaiian Estates Home-Owners Association, staff has requested a letter from the Royal Hawaiian Estates HOA supporting this Mills Act Contract request and the HOA has been included as a party to the agreement. By doing so, any owner-initiated exterior restoration efforts on this unit will be acknowledged by the HOA and must conform to any City-approved Certificates of Approval for changes to the exterior of the units. This is consistent with the manner in which other California Cities such as Los Angeles and San Francisco administer the Mills Act program for condominium associations in their respective jurisdictions.

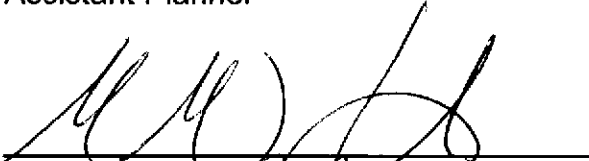
Following review and recommendation by the Board, the contract will be forwarded to the City Council for action.

ENVIRONMENTAL ASSESSMENT

This project is exempt from environmental review per Section 15331 (historic resources restoration/rehabilitation) of the California Environmental Quality Act (CEQA) Guidelines.



Glenn Mlaker, AICP
Assistant Planner



M. Margo Wheeler, AICP
Director of Planning Services

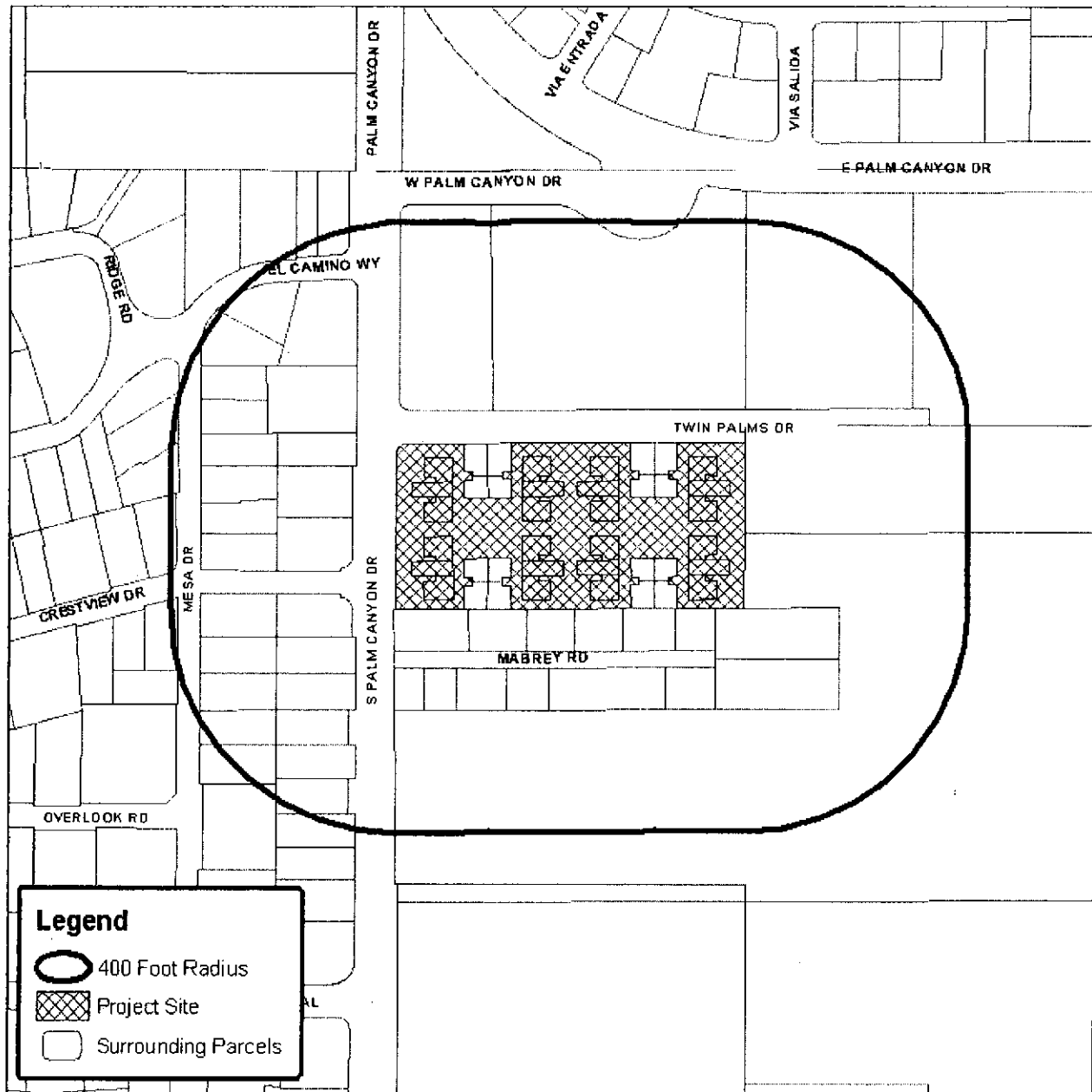
ATTACHMENTS

1. Vicinity Map
2. Letter from Craig Hammond dated February 20, 2013
3. Mills Act Agreement between the City of Palm Springs and the Royal Hawaiian Estates Homeowners Association and Craig Hammond, owners of 217 East Twin Palms Drive, Royal Hawaiian Estates Historic District (HD #2)
4. Letter of support from the Royal Hawaiian Estates Home Owners Association.



Department of Planning Services

Vicinity Map



CITY OF PALM SPRINGS

CASE NO: HSPB 73 / HD 2

APPLICANT: Craig Hammond / Royal Hawaiian Estates HOA

DESCRIPTION: Application for a Mills Act agreement for property located at 217 E. Twin Palms Drive, Zone R-2, Section 26.

Craig M. Hammond, Assoc. AIA
217 E. Twin Palms Drive
Palm Springs, CA 92264

February 20, 2013

Craig A. Ewing, AICP
City of Palm Springs Department of Planning Services
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262-6959

Dear Mr. Ewing:

I am the owner of 217 E. Twin Palms Drive, Palm Springs, CA 92264 (Assessment Number 053195104-0), which is located in the Royal Hawaiian Estates development. The Royal Hawaiian Estates became a Class 1 Historic District in February 2010. I am writing to kindly request that the city execute the Mills Act agreement between myself and the city. Enclosed is the check for \$824.00 to begin the application process.

Since purchasing 217 E. Twin Palms Drive, the restoration of many original interior and exterior features are well under way. Many original features of this home are intact, but in need of repair such as terrazzo flooring, shoji screen partition between kitchen and living room, alabaster shade, original counter mounted oven and blender, metal sliding panels, and original mahogany cabinetry throughout with stainless steel seashell knobs in both baths.

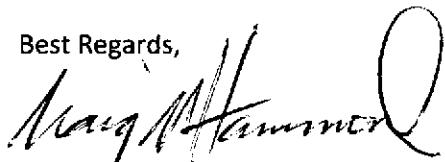
Prior to the Modernism Week 2013 Royal Hawaiian Estates Tour, the Fascia of the Gables and Tiki Apex exterior architectural elements were carefully restored. I have personally financed the architectural elements already completed, and through the Mills Act economic incentives I look forward to restoring the missing signature Flying 7's architectural elements and maintaining this historic property designed by Donald Wexler, FAIA.

If you have any questions or need additional information, you may contact me at

~~XXXXXXXXXXXXXXXXXXXX~~ or ~~XXXXXXXXXXXX~~

Thank you for your help in this process.

Best Regards,



Craig M. Hammond, Assoc. AIA
Design Director, Hammond Habitat Design Studio
Consulting Designer, o2 Architecture

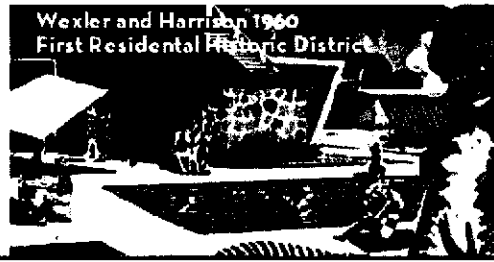
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PLANNING SERVICES
DEPARTMENT

Enclosures: Royal Hawaiian Estates Tour brochure, Modernism Week 2013

Royal
Hawaiian
estates



In 1960 Philip Short, a local real estate broker, commissioned the firm of Wexler and Harrison to design forty condominium units in a Polynesian tiki theme in South Palm Springs. He named the development Royal Hawaiian Estates and restricted the residents to Jewish adults, 55 or older. Some of the first residents of the Royal Hawaiian Estates included Milton Krasner (an Academy-Award-winning Technicolor cinematographer), George Jessel (an actor, singer, songwriter, and Academy-Award-winning movie producer), and Michael Levee (one of Hollywood's leading agents whose clients included Joan Crawford, Bette Davis, Mary Pickford, Jeanette MacDonald, and Cecil B. DeMille).

Architects Donald Wexler and Richard Harrison combined modernist ideas with Polynesian themes when they designed the Royal Hawaiian Estates in south Palm Springs. The complex has 12 buildings with 40 units on five acres. Wooden tiki ornaments and other decorative details give the buildings and the grounds a tropical feel.

The architecture emphasizes the adornment of tropical island living without sacrificing the clean lines of modernism. The rows of buttresses with bright orange triangles (known as "Flying 7s") that support the patio roofs are said to represent the stabilizers on outrigger canoes. The ends of each individual unit and their shared entrances have clerestory windows at the vaulted ceilings. Throughout the complex, steep peaks, projecting roof lines, and exposed beams suggest the architecture of tropical huts.

During the 1990s, many of the tiki decorative architectural elements were removed rather than replaced as they fell into disrepair, including the "tiki apexes" that were formerly found on the buildings' outrigger beams. Last year, the Royal Hawaiian Estates received several generous grants from the Palm Springs Preservation Foundation (PSPF) to restore six tiki apexes along the perimeter of the complex. The funds raised during this year's Modernism Week will complete the restoration of the remaining 30 tiki apexes within the complex.

The Royal Hawaiian Estates was designated Palm Springs' first residential historic district by the city council on February 3, 2010. Under this historic designation, Royal Hawaiian Estates homeowners now can seek tax-reducing opportunities under the state's Mills Act, which covers historic properties. Enacted in 1972, the California Mills Act legislation grants participating local governments (like Palm Springs) authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties while receiving property tax relief. To date, only one unit has taken advantage of these incentives. Hopefully other homeowners will participate in this program and reinvest their tax savings into the Royal Hawaiian Estates.

The Royal Hawaiian Estates has appeared in PSPF's *Desert Polynesia* and *Donald Wexler: Architect* tribute journals and in *Tiki Modern* by Sven Kirsten (Taschen Books, 2007). Several scenes in the 2002 movie *29 Palms* were filmed at the Royal Hawaiian Estates.

Today, a major maintenance project is underway to replace rotten wood and carport roofs. Some owners are also planning to restore the missing architectural elements on their units.

Efforts to restore the Royal Hawaiian Estates are gaining momentum. Your interest and support in today's fundraising event is greatly appreciated.

LEGAL DESCRIPTION:

The legal description on my Property Tax Bill is as follows:

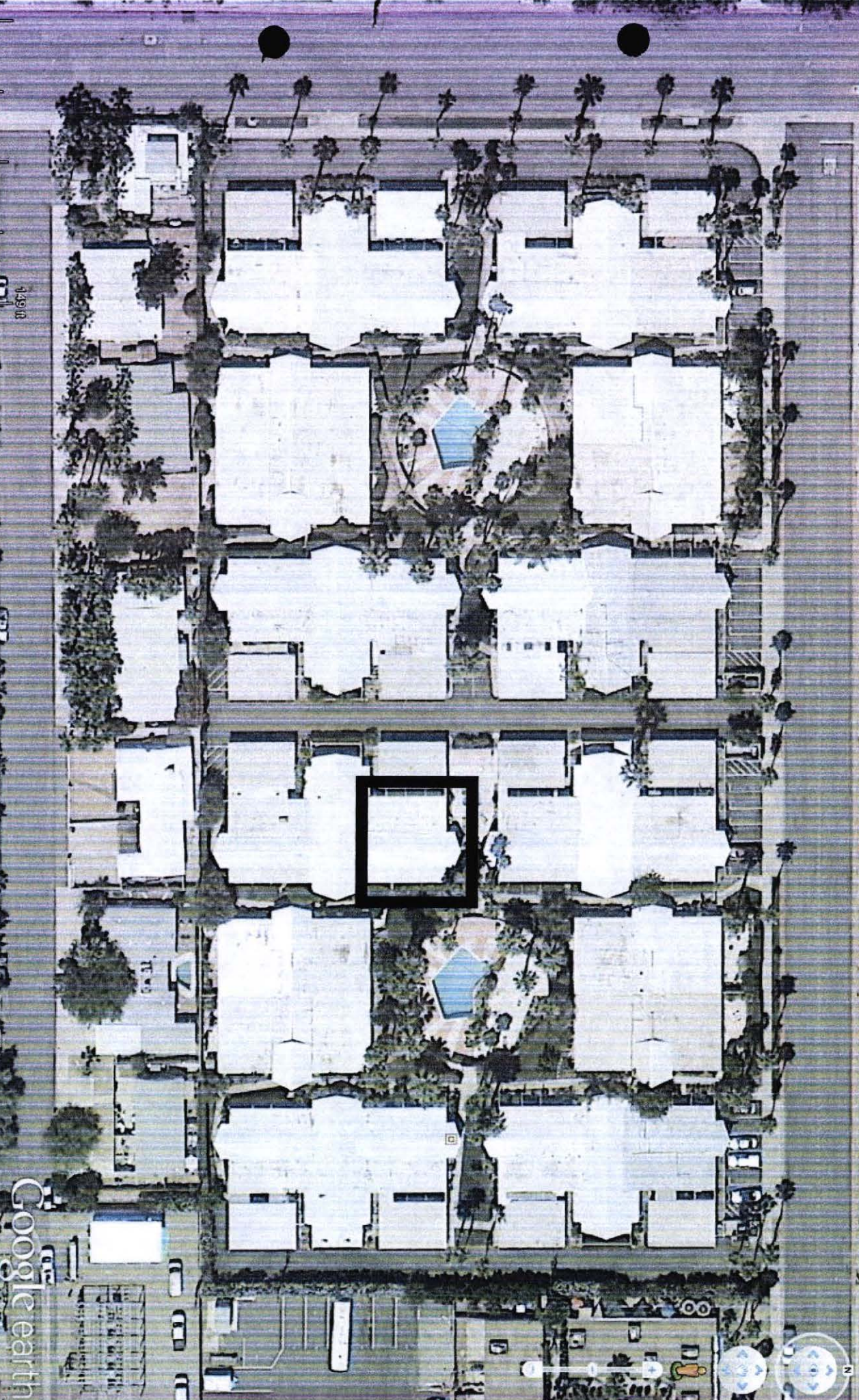
217 TWIN PALMS DR, PALM SPRINGS, CA 92264

Property Data: 511070031-0 PAR 23 RS 032/069

Assessment Number: 053195104-0

Image Date: 6/7/2012 1996

33°47'58.02" N 116°32'40.09" W Elev: 443 ft



Google earth

Elev: 443 ft



Royal Hawaiian estates

PALM SPRINGS, CALIFORNIA

Bill Lewallen
283 E. Twin Palms Dr.
Palm Springs, CA 92264

March 1, 2013

RE: Mills Act Application for 217 E. Twin Palms Dr.

Dear Historic Site Preservation Board Members:

As the current president of the Royal Hawaiian Estates Homeowners' Association (RHE), I am writing to express my full support of the Mills Act application by Craig M. Hammond, owner of 217 E. Twin Palms Drive.

Craig is an architectural professional and preservationist, and is working with the association to preserve and restore our historic district. He is currently an active member of the RHE Board of Directors and a member of the architectural committee. Craig has demonstrated his commitment to restoration by privately funding the fabrication and installation of the Fascia of the Gables and Tiki-apex, and restoring his private courtyard to the original design. In 2012 he completed a two year restoration project at Park Imperial South and this home has been widely published.

The Mills Act property tax relief allows homeowners like Mr. Hammond to more actively participate in the restoration and maintenance of their historic property. It has been three years since the RHE became the first residential historic district in the City of Palm Springs. I am glad to see another RHE homeowner come forward to apply for the Mills Act. I look forward to continue working with Craig on the restoration efforts at the RHE.

Sincerely,

Bill Lewallen
President, Royal Hawaiian Estates Homeowners' Association

RESOLUTION NO. 22657

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, DESIGNATING THE ROYAL HAWAIIAN ESTATES CONDOMINIUM LOCATED AT 1774 S. PALM CANYON DRIVE AS A HISTORIC DISTRICT.

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

WHEREAS, on August 25, 2009, the representative of the Royal Hawaiian Estates Condominium Homeowners Association, Bill Lewallen, filed an application requesting a historic district be established for the condominium development; and

WHEREAS, notice of a public hearing of the Historic Site Preservation Board of the City of Palm Springs to consider designation of the subject property as a Class 1 historic site was issued in accordance with applicable law; and

WHEREAS, on November 10, 2009, Board voted 5 to 2 (Grattan and Strahl opposed) to recommend that the City Council establish a historic district for the condominium development; and

WHEREAS, on February 3, 2010, the City Council conducted a public hearing, following notification in the manner prescribed by law, at which hearing the Council received a staff report, associated exhibits and historical research, and written and oral testimony; and

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

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

SECTION 1. That the proposed historic district is Categorically Exempt from environmental review, in accordance with Section 15331 (Historical Resources Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA), as the proposed historic district meets the conditions outlined for preservation of a historic resource.

SECTION 2. That the proposed Royal Hawaiian Estates Condominium Historic District conforms to the definition of a historic district, as contained in Section 8.05.020.b of the Palm Springs Municipal Code, because the proposed district meets the following findings of Section 8.05.020.a:

1. The properties reflect and exemplify a particular period of the national, state or local history, because the Royal Hawaiian Estates' unique architectural detailing is an excellent example of its type, period, and method of construction. The complex completed in two phases in 1961 and 1962, as designed by architects Wexler and Harrison reflects one of the Desert Modern styles, as applied to multi-family development in Palm Springs in the early 1960's. The architects' successful and unique interpretation of Polynesian architectural forms in an International Style, along with their use of bold color and geometric shapes and forms adds to the importance of these buildings. Defining historic characteristics of the buildings include:
 - a. Exaggerated gables over the ends of the buildings.
 - b. Projecting slanted ridge beams.
 - c. Elaborately detailed wooden Tiki-Style elements.
 - d. Triangular clerestory windows and vaulted ceilings.
 - e. Large stylized "Outrigger", "Flying Sevens".
 - f. Orange painted cement plaster triangle as part of "outriggers".
 - g. Wood diagonal siding.
 - h. Natural rock building walls.
 - i. Concrete block screen at pool painted orange.
 - j. Tiki-Style statues and stone carvings.
2. The properties embody the distinctive characteristics of a type, period or method of construction, because the Royal Hawaiian Estates condominium complex was built over a two year period and remains largely intact: All twelve buildings and the surrounding site retain the look of their original design and construction. The Desert Polynesia time period which took root in the early sixties was one of several modern design themes that advanced the idea of indoor/ outdoor living possibilities in Palm Springs. The Desert Polynesian style was short-lived, but resulted in the unique architectural elements of the Royal Hawaiian Estates.
3. The properties present the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value, because the Royal Hawaiian Estates present the work of one of Palm Springs' (and the Coachella Valley's) most prolific and accomplished architectural team of Donald Wexler and Rick Harrison. Wexler and Harrison's skills as architects in the early 1960's are clearly reflected in the condominium development which is a good example of contemporary Polynesian-influenced design concepts. The complex is one of the few remaining Tiki-Style buildings in Palm Springs and is of importance as an example of this architectural style as designed by a master architect and builder.


SECTION 4. That the Royal Hawaiian Estates Condominium, including twelve multi-unit residential buildings and all associated landscaping and grounds are hereby established as the Royal Hawaiian Estates Historic District, subject to the following conditions:

1. The property owner shall permit the City to place at 1774 S. Palm Canyon Drive a historic marker of the City's choosing. The marker shall be placed in a location visible from the public right-of-way. The owner shall maintain the marker in the location installed and pay for the replacement cost if the plaque is lost, stolen, or otherwise removed from the property.
2. That the City Clerk shall submit the Council Resolution to the County recorder for recordation within 90 days of the effective date of this resolution.
3. Any alterations or modifications to the exterior approved prior to the designation of this site by the City Council shall be deemed acceptable.

SECTION 5. That all structures and site landscaping of the Royal Hawaiian Estates Condominiums site are hereby designated "contributing structures" of the Royal Hawaiian Estates Historic District, and are therefore subject to the following conditions.

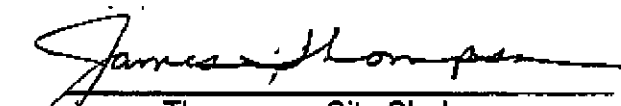
4. All future modifications to all contributing structures and site features, including but not limited to building, landscaping, lighting, walls, and fences shall require Architectural Approval pursuant to Section 94.04.00 of the Palm Springs Zoning Ordinance and HSPB review pursuant Municipal Code Ordinance 8.05.180.
5. No permit shall be issued for the alteration of the landscaping or building exterior, including any and all of the defining elements and characteristics without prior approval by the Historic Site Preservation Board.

ADOPTED THIS 3RD DAY OF FEBRUARY, 2010.



David H. Ready, City Manager

ATTEST:




James Thompson, City Clerk

CERTIFICATION

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

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, hereby certify that Resolution No. 22657 is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on the 3rd day of February, 2010, by the following vote:

AYES: Councilmember Foat, Councilmember Weigel, Mayor Pro Tem Huteson, and Mayor Pougnet.
NOES: Councilmember Mills.
ABSENT: None.
ABSTAIN: None.


James Thompson, City Clerk
City of Palm Springs, California 02/02/2010