

RESOLUTION NO. 2017-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT APPROVING HISTORIC DISTRICT DESIGNATION FOR SANDPIPER CONDOMINIUMS CIRCLES 5 THROUGH 10 LOCATED ON EL PASEO, AS A LOCAL HISTORIC DISTRICT. CASE NO. CRPC 16-01

WHEREAS, on January 31, 2017, the Cultural Resource Preservation Committee conducted a public hearing to consider initiation of Historic District Designation for Sandpiper Condominiums Circles 5 through 10 located on El Paseo, Assessor's parcel No's. 640-220-035, 640-220-036, 640-220-037, 640-220-038, 640-220-039, 640-220-040, 640-220-041, 640-220-042, 640-220-043, 640-220-044, 640-220-045, 640-220-046, 640-220-047, 640-220-048, 640-220-049, 640-220-050, 640-220-051, 640-220-053, 640-220-054, 640-220-055, 640-220-056, 640-220-057, 640-220-058, 640-220-059, 640-220-060, 640-220-061, 640-220-062, 640-220-063, 640-220-064, 640-220-065, 640-220-066, 640-220-067, 640-220-068, 640-220-069, 640-220-001, 640-220-002, 640-220-003, 640-220-004, 640-220-005, 640-220-006, 640-220-007, 640-220-008, 640-220-009, 640-220-010, 640-220-011, 640-220-012, 640-220-013, 640-220-014, 640-220-015, 640-220-016, 640-220-017, 640-220-018, 640-220-019, 640-220-020, 640-220-021, 640-220-022, 640-220-023, 640-220-024, 640-220-025, 640-220-026, 640-220-027, 640-220-028, 640-220-029, 640-220-030, 640-220-031, 640-220-032, 640-220-033, 640-220-034, 640-200-018, 640-200-019, 640-200-020, 640-200-021, 640-200-022, 640-200-023, 640-200-024, 640-200-025, 640-200-026, 640-200-027, 640-200-028, 640-200-029, 640-200-030, 640-200-031, 640-200-032, 640-200-033, 640-200-034, 640-210-019, 640-210-020, 640-210-021, 640-210-022, 640-210-023, 640-210-024, 640-210-025, 640-210-026, 640-210-027, 640-210-028, 640-210-029, 640-210-030, 640-210-031, 640-210-032, 640-210-033, 640-210-034, 640-210-035, as a historic district pursuant to Section 29.50 of the Palm Desert Municipal Code; and

WHEREAS, the Cultural Resources Preservation Committee has considered all of the evidence submitted into the administrative record which includes, but not limited to:

1. Agenda reports were prepared by the Department of Building and Safety.
2. Staff presentation at a workshop held on November 29, 2016 before the Cultural Resources Preservation Committee.
3. Staff presentation at a meeting and subsequent public hearing held on January 31, 2017 before the Cultural Resources Preservation Committee.
4. The City of Palm Desert, Cultural Resources Ordinance No. 1168, and all other applicable regulations and codes.
5. Public comments, both written and oral, received and/or submitted at or prior to the meeting, supporting and/or opposing the applicant's request.
6. Testimony and/or comments from the applicant and its representatives submitted to the City in both written and oral form at or prior to the meeting.
7. All related documents received and/or submitted at or prior to the meeting.

WHEREAS, based on the forgoing evidence, the Cultural Resources Preservation Committee finds that:

1. A request for Historic District Designation for the Sandpiper Condominiums Circles 5 through 10 located on El Paseo was made on October 12, 2016, to designate the Sandpiper Condominiums Circles 5 through 10 as an historic district.

2. Notice of the January 31, 2017, Cultural Resources Preservation Committee meeting was posted in the Desert Sun and at City Hall.
3. Notice of the January 31, 2017, Cultural Resources Preservation Committee was provided to the affected property owner as shown on the latest Riverside County assessment role. Owner was notified by telephone and by first class mail.
4. Notice of the Cultural Resources Preservation Committee meeting included the notice requirements set forth in California Environmental Quality Act (CEQA).

WHEREAS, based on the Cultural Resources Ordinance 1168, the Cultural Resources Preservation Committee concludes the following:

1. Palm Deserts' character and history are reflected in its cultural, historical, and architectural heritage, and
2. Palm Deserts' historical foundations should be preserved as living parts of the community life and development in order to foster an understanding of the City's past so that future generations may have a genuine opportunity to appreciate, enjoy, and understand Palm Deserts' heritage, and
3. The Cultural Resources Preservation Committee has reviewed this site and determined it to be historically significant and could contribute to the economic and cultural revival of the City.

WHEREAS, in view of all the evidence and based on the forgoing designation criterion, the Cultural Resources Preservation Committee concludes as follows:

Sandpiper Condominiums Circles 5 through 10, completed in 1961 through 1964 by the Los Angeles-based architectural firm of Palmer & Krisel, exhibit numerous stylistic markers that place them directly in the historic context of Palm Desert's Modern Period. Further, Circles 5 through 10 are an excellent example of multi-family residential development in Palm Desert in the mid-1960s. The 96 units and 48 buildings that comprise Circles 5 through 10 reflect a coherent vision of modernist architecture rarely found anywhere else in the United States. The siting of the buildings in Circles 5 through 10, and the landscape architecture further reinforce a coherent modernist architectural vision that successfully created a leisure lifestyle of "carefree desert living."

The site planning at Sandpiper is a pin-wheel configuration around a central hub (in this case the pool) and its greenbelt concept draws from 19th century British planner Ebenezer Howard's Garden City. Howard's concept envisioned a world where the best of city and rural life is combined to create a utopian environment. He espoused the need for green belts, in an effort to reduce congestion and to create a healthy environment in which to live.

Palmer & Krisel expands Howard's tenet by creating an environment free from cars, a popular symbol of urban distress. Their site planning re-examines not only urban but suburban living. Palmer & Krisel deftly sited all vehicular roads and carports on the perimeter of each circle. Their buildings turn their "fronts" away from the street. The "front porch" no longer faces the street but is moved to look onto the green belt. In this,

the pool becomes the "new streetscape": the new social gathering place for the complex.

Palm Desert, along with neighboring Palm Springs and Rancho Mirage, are together internationally-known as a center of important midcentury architecture. The buildings and site that constitute Sandpiper Condominium Circles 5 through 10 represent an excellent intact example of American Modernist architecture. This midcentury architecture may therefore be viewed as an important component of the historic trend that has come to define the Coachella Valley and one that exemplifies a particular period of the nation, state, or local history.

The Sandpiper Condominiums Circles 5 through 10 located on El Paseo, meets the following designation criterion as contained in the City's Cultural Resources Ordinance, and is hereby worthy of preservation and designation as a Local Historic District.

- A. Exemplifies or reflects special elements of cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
- E. Reflects distinctive examples of community planning or significant development patterns, including those associated with different eras of settlement and growth, agriculture, or transportation.

NOW THEREFORE, BE IT RESOLVED THE CITY COUNCIL OF THE CITY OF PALM DESERT DOES HEREBY DESIGNATE SANDPIPER CONDOMINIUMS CIRCLES 5 THROUGH 10, LOCATED ON EL PASEO AND WILLOW, AS A LOCAL HISTORIC DISTRICT

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Palm Desert, California at its regular meeting held this 23rd day of March, 2017, by the following vote, to wit:

AYES: JONATHAN, KELLY NESTANDE, WEBER, and HARNIK

NOES: NONE

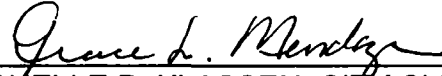
ABSENT: NONE

ABSTAIN: NONE



JAN C. HARNIK, MAYOR

ATTEST:

for 

RACHELLE D. KLASSEN, CITY CLERK
CITY OF PALM DESERT, CALIFORNIA