



Planning Commission Staff Report

Date: June 22, 2011

Case No.: Case 5.0406 / PD 183

Type: Minor Amendment to Planned Development District (PDD-183)

Location: 555 South Sunrise Way, Suites 305 & 306 (The Plaza at Sunrise)

APN: 508-240-008

Applicant: Wessman Development

General Plan: NCC (Neighborhood Community Commercial)

Zone: PD - 183

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

Project Planner: Glenn Mlaker, AICP, Assistant Planner

PROJECT DESCRIPTION:

The applicant is requesting a minor amendment to the Planned Development District (PDD 183) to allow a thrift shop operated by a charitable organization at the Plaza at Sunrise Shopping Center located at 555 South Sunrise Way.

RECOMMENDATION:

That the Planning Commission approve the minor amendment to the Planned Development District (PD 183) to allow a thrift shop operated by a charitable organization. A draft resolution and conditions of approval are attached to this report.

PRIOR ACTIONS:

On August 13, 1986, the Planning Commission recommended to the City Council approval of Planned Development District 183.

On September 17, 1986, the City Council approved the Case No. 5.0406 / PD-183 as recommended by the Planning Commission.

ANALYSIS:

Zoning

Wessman Development has submitted a request to allow a thrift shop operated by a charitable organization within the existing Plaza at Sunrise Shopping Center located at the southwest corner of South Sunrise Way and East Ramon Road. The property owner would like to lease 2,617 square feet of retail space to the Palm Springs High School to sell new and used items to the public.

When the Plaza at Sunrise Shopping Center was approved by the City in 1986, the following staff report analysis was accepted as the understanding for permitted uses within the center:

The uses established in the CDN zone should direct their activities to serving the specific neighborhood in which they are located. Those businesses or services that required a market area beyond the sphere of the immediate neighborhood and draw customers or clients from community-level facilities or from the downtown business district are not considered an appropriate use in the CDN zone.

The original resolution approving the Planned Development District made reference to a cohesive shopping center consistent with the existing retail center across the street at the northwest corner of Sunrise Way and East Ramon Road. This shopping center has since been redeveloped into the Ralphs Market Center present today.

Currently a thrift shop operated by a charitable organization is not a permitted use within the CDN zone. The CDN zone is defined as a designed neighborhood shopping center that provides an opportunity for convenience commercial uses oriented directly to the adjacent residential neighborhood. Pursuant to Section 92.10.00 of the Pam Springs Zoning Code: *"The shopping center is intended to be an integrated element of the neighborhood and to promote a harmonious relationship between convenience services and the residential environment"*.

Specific Use

The Plaza at Sunrise Shopping Center consists of several buildings. The proposed thrift store will be located in what is commonly referred to as Building 300 in a tenant space at the western end of the building. The store is accessed through one main front

entrance with a secondary side door. There is no loading dock or drop-off area in the rear of the store. A large dumpster enclosure is located to the west of the proposed tenant space.

Store Operations

The operation of the store will utilize an adult management staff with help from the local Palm Springs High School Students. The store concept is to sell new and donated items ranging from clothing, furniture, house wares, and electronics all to raise money for school activities and groups as to well as allow students to learn real world retailing. The store has tentatively signed a lease agreement for one-year with the possibility of extending it based upon performance.

Donations

The principal location for donations will be at the Palm Springs High School. A 40-foot container has been placed at the school for the public or students to donate small items such as clothing. Donated items will be sorted at the school location and larger items can be picked-up through a pre-arranged appointment scheduled at the retail store. The applicant has expressed interest in accepting donations at the retail store; however Staff is concerned that the site will become an eyesore from after-hours dumping and recommends that donations be limited to the High School site only. Staff notes the lack of a designated donation intake area at the property as well as the absence of a proper loading dock or rear door area that could properly accommodate this activity.

Signage

The signage at the Plaza at Sunrise Shopping Center is regulated by a sign program approved by the Planning Commission in 1996. The sign program stipulates that a tenant is permitted one main sign constructed of exposed neon. There is no provision within the sign program to allow for window signs or other types of display. At this time Staff has not received a sign permit application for the proposed thrift store. Staff recommends a condition requiring compliance with the established shopping center sign program.

Outdoor Display

Planned Development District 183 along with the CDN zone does not allow for outdoor display. The proposed thrift store will not be permitted to place items for sale on the sidewalk in front of the store.


CONCLUSION:

Staff believes that the introduction of a charitable thrift shop in this Planned Development District will not alter the intent of the CDN zone if the recommended conditions are included:

- Donations only be permitted at the Palm Springs High School site and not permitted at the retail store.
- Larger donated items to utilize a scheduled pick-up system.
- All signage to be in compliance with approved sign program.
- The area surrounding the store shall be monitored regularly for donated items and that no goods be left outside for more than 24-hours.
- No outdoor display of any goods is permitted at any time.



Glenn Mlaker, AICP
Assistant Planner



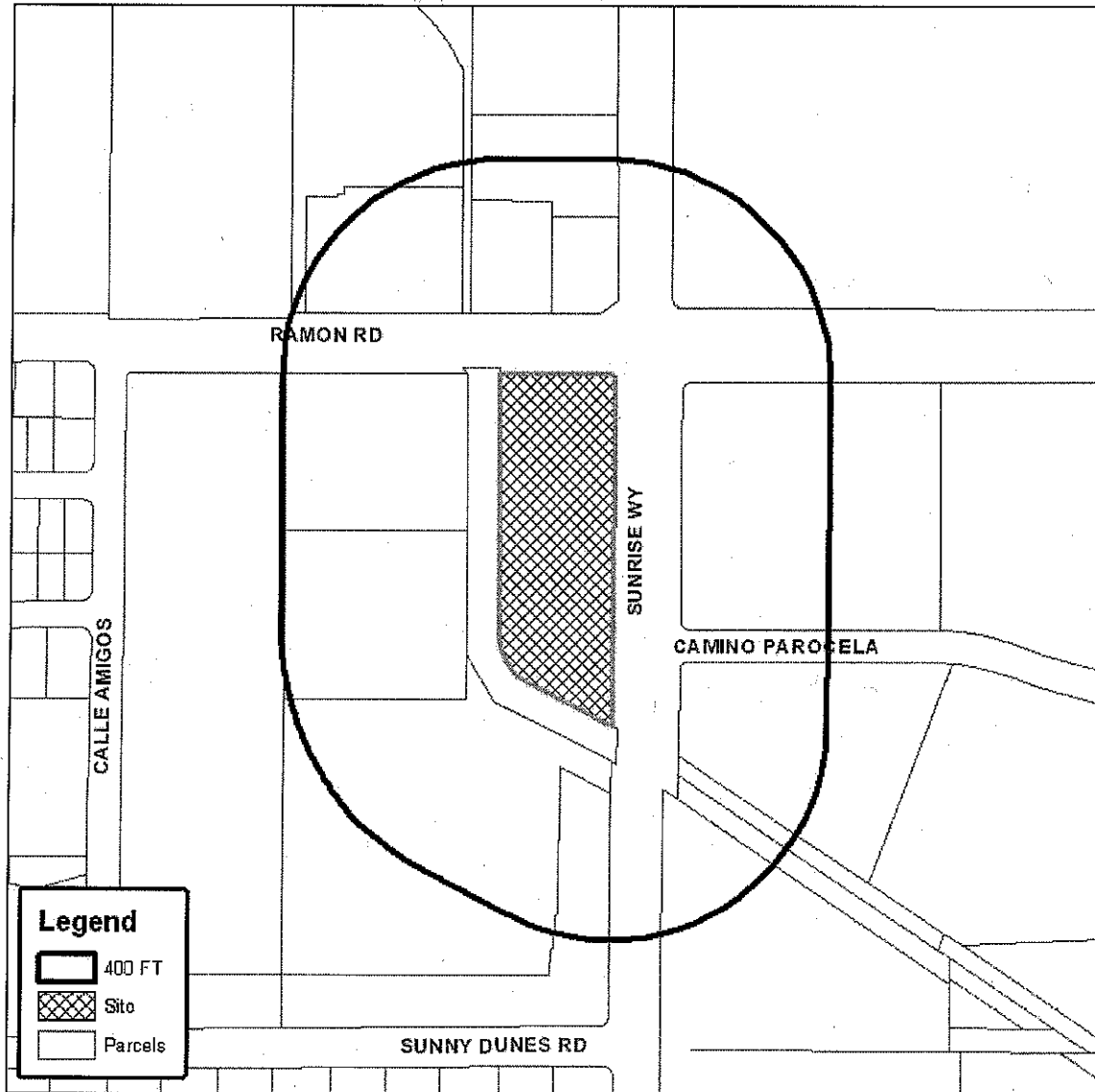
Craig A. Ewing AICP
Director of Planning Services

Attachments:

- 400' Radius Map
- Draft Resolution
- Conditions of Approval
- Section 92.10.00 C-D-N Zone Permitted Uses
- Site Photos



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 5.0406 / PD 183 Amend

APPLICANT: Wessman Dev.

DESCRIPTION: An amendment to the original planned Development to allow a thrift shop operated by a charitable organization located at the Plaza at Sunrise Shopping Center, 555 South Sunrise Way, Zone CDN, Section 23.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, AMENDING PLANNED DEVELOPMENT DISTRICT 183; THEREBY APPROVING A THRIFT SHOP OPERATED BY A CHARITABLE ORGANIZATION AT THE PLAZA AT SUNRISE SHOPPING CENTER, LOCATED AT 555 SOUTH SUNRISE WAY.

WHEREAS, Wessman Development, (the "Applicant") has filed an application with the City pursuant to Section 94.03.00(G) of the Palm Springs Zoning Code to amend Planned Development District 183 to allow a thrift shop operated by a charitable organization at the Plaza at Sunrise Shopping Center located at 555 South Sunrise Way Suites 305 & 306, Zone PD 183, Section 23; and

WHEREAS, on August 13, 1986, the Planning Commission voted to recommend that the City Council approve Case No 5.0406- PD 183; and

WHEREAS, on September 17, 1986, the City Council approved Case No 5.0406-PD 183; and

WHEREAS, on June 22, 2011, a public meeting was held by the Planning Commission in accordance with applicable law; and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the meeting on the project, including but not limited to the staff reports, all written and oral testimony submitted by the applicant, and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the requirements of Section 94.03.00(G), of the Zoning Code, the Planning Commission finds:

- 1) That the use is in keeping with the stated intent and purpose of the Planned Development.*

The proposed minor amendment to the Planned Development District includes the introduction of a new service-related use, specifically a thrift shop operated by a charitable organization, to PD-183. The proposed use is similar to other retail uses permitted in the CDN zone, which are permitted by right within PD-183.

Section 2: The original approval of PD-183 determined that neighborhood servicing retail uses associated with the CDN zone would be permitted in the Planned Development. The presence of a thrift shop operated by a charitable organization will not be detrimental to existing uses located within the shopping center.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves the amendment to PD-183 to allow a thrift shop operated by a charitable organization within PD-183, located at 555 South Sunrise Way.

ADOPTED this 22nd day of June 2011.

AYES:

NOES:

ABSENT:

ABSTAIN:

Craig A. Ewing, AICP
Director of Planning Services

RESOLUTION NO.

EXHIBIT A

Case 5.0406 / PD 183 - AMEMDMENT

555 South Sunrise Way

June 22, 2011

CONDITIONS OF APPROVAL

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Director of Building and Safety, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

ADMINISTRATIVE CONDITIONS

- ADM 1. Project Description. This approval is for the project described per Case 5.0406 / PD 183; except as modified with conditions below;
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped June 22, 2011, including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the approved Mitigation Measures and conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 5.0406 / PD 183. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay

for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

- ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 7. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.
- ADM 8. Maintenance of Outdoor Seating/Dining. Daily cleaning and wash down of sidewalks for any outdoor seating areas or paseos will be required. Contact Parks & Recreation at 760 323 8281 for information regarding the proper method of cleaning of sidewalks and pavers within the public rights-of-way.
- ADM 9. Comply with City Noise Ordinance. This use shall comply with the provisions of Section 11.74 Noise Ordinance of the Palm Springs Municipal Code. Violations may result in revocation of this Conditional Use Permit.

PLANNING DEPARTMENT CONDITIONS

- PLN 1. The addition of a new allowable use for a thrift shop to be operated by a charitable organization be limited to the following conditions:
- 1) Donations only be permitted at the Palm Springs High School site and not permitted at the retail store.
 - 2) Larger donated items to utilize a scheduled pick-up system.
 - 3) All signage to be in compliance with approved sign program.

4) The area surrounding the store shall be monitored regularly for donated items and that no goods be left outside for more than 24-hours.

5) No outdoor display of any goods is permitted at any time.

PLN 2. Sign Applications Required. No signs are approved by this action. Separate approval and permits shall be required for all signs in accordance with Zoning Ordinance Section 93.20.00. The applicant shall submit a sign application consistent with the approved sign program for the shopping center.

PLN 3. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.

PLN 4. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.

PLN 5. No off-site Parking. Vehicles associated with the operation of the proposed development including company vehicles or employees vehicles shall not be permitted to park off the proposed building site unless a parking management plan has been approved.

PLN 6. Bicycle Parking. The project shall be required to provide secure bicycle parking facilities on site for use by residents and commercial/retail patrons and owners. Location and design shall be approved by the Director of Planning.

PLN 7. (add any additional conditions imposed by the Planning Commission or City Council here)

BUILDING DEPARTMENT CONDITIONS

BLD 1. Prior to any construction on-site, all appropriate permits must be secured.

END OF CONDITIONS

D. Off-street Loading and Trash Areas.

The provisions of Section 93.07.00 shall apply, except for Section 93.07.01(B), which shall be modified as follows:

Land Use	Loading Spaces Required
1. Commercial buildings	1
2. Hotels (40 or more rooms)	1
3. Restaurants (40 or more seats)	1
4. Other uses	1

More than one (1) lot and/or owner may form agreements in the C-B-D zone to allow common usage of loading areas; provided that, the buildings are determined by the director of planning and zoning to be readily accessible to the common loading space(s).

E. Signs.

The provisions of Section 93.20.00 shall apply.

F. Storage and Other Outdoor Activity.

All goods, wares, merchandise, produce and other commodities which are stored, repaired, offered or displayed for sale or exchange shall be housed in permanent buildings unless being transported, with the following exceptions:

- I. Activities and uses outlined in Section 92.09.01(B): (Uses Permitted by Land Use Permit).

G. Antennas.

The provisions of Section 93.08.00 shall apply.

H. Public Art.

The provisions of Section 93.11.00 shall apply. (Ord. 1565 (part), 1999; Ord. 1553 (part), 1998; Ord. 1418 (part); 1992; Ord. 1294 (part), 1988)

92.09.05 Property maintenance standards.

All properties shall be subject to property maintenance standards established in Section 93.19.00. (Ord. 1294 (part), 1988)

92.10.00 "C-D-N" designed neighborhood shopping center zone.

The C-D-N zone provides an opportunity for convenience commercial uses to be oriented directly to the residential neighborhood they serve by means of a planned commercial complex. The shopping centers established under this zone are intended to be an integrated element of the neighborhood and to promote a harmonious relationship between convenience services and the residential environment through compatibility of site design and architectural treatment of structures. The C-D-N zone will not be granted until a conditional use permit has been granted and all conditions complied with. (Ord. 1294 (part), 1988)

92.10.01 Uses permitted.

A. Uses Permitted.

Convenience commercial uses established in a C-D-N complex shall direct their activities to serving the specific neighborhood in which they are located. Those businesses or services that require a market area beyond the sphere of the immediate neighborhood and draw customers or clients from community-level facilities or from the downtown business district are not considered to be an appropriate use in the C-D-N zone.

Buildings, structures and land shall be used and buildings and structures shall be erected, altered or enlarged only for the following uses, with specific limitations of size and scope. All uses shall be subject to the standards in Section 92.10.03.

- 1. Auto parts, retail;
- 2. Athletic and health clubs;
- 3. Bakeries, retail;
- 4. Banks and savings and loan institutions, branch offices limited to a maximum of ten thousand (10,000) square feet gross floor area;
- 5. Barber and beauty shops;
- 6. Bicycle sales, repair and rental;
- 7. Book, gift and stationery stores;

- 8. Camera shops;
 - 9. Catering, in conjunction with a permitted food service use;
 - 10. Clothes cleaning and laundry agencies;
 - 11. Drug or variety stores limited to the sale of merchandise that can be carried out by the customer. Sale of major furniture items or appliances is prohibited;
 - 12. Florists;
 - 13. Food service facilities of all types (except drive-in and drive-through types);
 - 14. Hardware and houseware stores;
 - 15. Hobby and craft shops;
 - 16. Ice cream shops;
 - 17. Interior decorating and home accessory shops;
 - 18. Jewelry stores;
 - 19. Laundromats;
 - 20. Liquor stores;
 - 21. Locksmiths;
 - 22. Musical instrument sales;
 - 23. Newsstands;
 - 24. Offices (all types except contractors);
 - 25. Paint stores;
 - 26. Pet shops including pet grooming (no kennel facilities);
 - 27. Plant nurseries (sales);
 - 28. Post Office branches;
 - 29. Radio, television and appliance sales and repair;
 - 30. Shoe repair shops;
 - 31. Specialty food stores; provided, no live animals are kept on the premises;
 - 32. Supermarkets and food stores;
 - 33. Tailor shops (retail only);
 - 34. Toy stores;
 - 35. Travel agencies;
 - 36. Veterinary clinic, outpatient only;
 - 37. Video/amusement machines as an accessory use subject to the provisions of Section 93.16.00;
 - 38. Wearing apparel shops;
 - 39. Accessory uses customarily incidental to the permitted use and located on the same lot therewith;
 - 40. Convenience stores.
- B. Similar Uses Permitted by Commission Determination.**
- The commission may, by resolution of record, permit any other uses which it may determine to be similar to those listed above, and not more obnoxious or detrimental to the public health, safety and welfare or to the other uses permitted in the zone, as provided in Section 94.01.00. All uses shall be subject to the standards in Section 92.09.03.
- C. Uses Permitted by Land Use Permit.**
- 1. Art displays;
 - 2. Car shows;
 - 3. Christmas tree sales not as an accessory use to a main use;
 - 4. Child care centers;
 - 5. Festivals, exhibits and special events;

- 6. Musicians/entertainment (subject to provisions of noise ordinance);
- 7. Recycling collection center as an accessory use on a developed property;
- 8. Outdoor dining.

D. Uses Permitted by Conditional Use Permit (unless otherwise permitted).

- 1. Automobile service stations, limited to the dispensing of motor fuels and oils, lubrication, sales and service of tires, tubes, batteries, and other minor accessories. No major automotive repair shall be permitted, such as radiator, engine, transmission or body repair;
- 2. Car washes;
- 3. Video/amusement arcades as a primary use subject to the provisions of Section 93.16.00;
- 4. Video/amusement machines as a secondary use subject to the provisions of Section 93.16.00;
- 5. Drive-through facilities;
- 6. Family pool parlors;
- 7. Nightclubs.

(Ord. 1553 (part), 1998; Ord. 1418 (part), 1992; Ord. 1366 (part), 1991; Ord. 1294 (part), 1988)

92.10.02 Uses prohibited.

All uses and structures not permitted in Section 92.10.01 are deemed to be specifically prohibited. The following classifications of uses shall not be permitted in this zone by commission determination:

- A. Automotive repair garages;
- B. Drive through (Deleted by Ord. 1366);
- C. Industrial uses;
- D. Motorcycle rentals and sales;

- E. Nightclubs (Deleted by Ord. 1553);
- F. Residential uses, including hotels;
- G. Wholesaling and warehousing.

(Ord. 1553 (part), 1998; Ord. 1366 (part), 1991; Ord. 1294 (part), 1998)

92.10.03 Property development standards.

The following property development standards shall apply to all land and buildings in the C-D-N zone, except that any lot created in compliance with applicable laws and ordinances in effect at the time of its creation may be used as a building site.

A. Site Area.

Each neighborhood shopping center shall have a minimum site area of ten (10) acres and a maximum of thirty (30) acres.

B. Site Dimensions.

- 1. Each neighborhood shopping center shall have a minimum width and minimum depth of four hundred fifty (450) feet.
- 2. Each neighborhood shopping center shall have a minimum frontage of four hundred fifty (450) feet on at least one dedicated and improved major or secondary thoroughfare.

C. Building Height.

- 1. Buildings and structures erected in this zone shall have a height not greater than thirty (30) feet.
- 2. Exceptions.
 - a. Permitted Projections Above Building Height Limit.

The provisions of Section 93.03.00 shall apply.

D. Yards.

- 1. For general provisions see Section 93.01.00. For properties fronting on E. Palm Canyon Drive, see Special setbacks, see Section 93.01.02.
- 2. Where the C-D-N Zone abuts a street, there shall be a minimum-yard-abutting such street as follows:
 - a. Twenty-five (25) percent of the total site frontage may have buildings constructed twenty-five (25) feet from the property line. The remainder of the site must observe a yard of fifty (50) feet from property line.
 - b. All parking must be set back a minimum of twenty (20) feet from the property line.
- 3. Where the C-D-N zone abuts property in any residential or open zone, there shall be a yard of not less than fifty (50) feet. A wall six (6) feet in height shall be installed on the zone boundary line. Such yard may be used for parking or driveways provided the ten (10) feet nearest the wall is densely landscaped.

E. Walls, Fences and Landscaping.

The provisions of Section 93.02.00 shall apply.

F. Access.

The provisions of Section 93.05.00 shall apply.

G. Off-street Parking.

The provisions of Section 93.06.00 shall apply.

H. Off-street Loading and Trash Areas.

- 1. The provisions of Section 93.07.00 shall apply.

- 2. Loading docks which are located within one hundred fifty (150) feet of a residential zone boundary, shall be screened from view from the residential area.

I. Signs.

The provisions of Section 93.20.00 shall apply.

J. Storage.

All goods, wares, merchandise, produce and other commodities which are stored, repaired, offered or displayed for sale or exchange shall be housed in permanent buildings unless with the following exceptions:

- a. Activities and uses outlined in Section 92.10.01(C) (Uses Permitted by Land Use Permit);
- b. Automobile service stations (pursuant to Section 94.02.00(H)(2)(j));
- c. Plant nursery sales, limited to living plants.

K. Lighting.

All lighting shall be indirect or shielded and so designed as to reflect away from adjoining properties, and shall comply with provisions of Section 93.06.00(C)(4).

L. Antennas.

The provisions of Section 93.08.00 shall apply.

M. Public Art.

The provisions of Section 93.11.00 shall apply.

(Ord. 1553 (part), 1998; Ord. 1500 (part), 1995; Ord. 1418 (part), 1992; Ord. 1294 (part), 1988)

92.10.04 Performance standards.

The shopping center shall be developed and maintained in a totally integrated unit with continuous vehicular and pedestrian systems, as well as a unified architectural and landscape treatment.

The shopping center design shall make provision for other transportation systems, such as buses and bicycles as well as private automobiles. (Ord. 1294 (part), 1988)

92.10.05 Property maintenance standards.

All properties shall be subject to property maintenance standards established in Section 93.19.00. (Ord. 1294 (part), 1988)

92.11.00 "C-S-C" community shopping center zone.

The C-S-C zone is designed to combine the general variety of community-level commercial services, in a planned shopping complex. The organization of services into a coordinated and interrelated complex is found to be a desirable alternative to scattered strip commercial development. The C-S-C zone will not be granted until a conditional use permit has been approved and all conditions comply with. (Ord. 1654 (part), 2004; Ord. 1294 (part), 1988)

92.11.01 Uses permitted.**A. Uses Permitted.**

A community shopping center should feature those commercial sales and service establishments that satisfy the primary needs of the city's residential community at large. It is neither intended nor permitted for these facilities to dilute or to detract from the commercial base established in the downtown shopping district. Tourist-oriented commercial uses are not considered to be viable land use in the C-S-C zone.

Buildings, structures and land shall be used and buildings and structures shall thereafter be erected, altered or enlarged only for the following uses. All uses shall be subject to the standards in Section 92.11.03.

- I. All uses allowed in the C-D-N zone, Section 92.10.01(A);

2. Department stores;
3. Bowling alleys;
4. Home improvement centers;
5. Roller or ice skating facilities;
6. Theaters.

B. Similar Uses Permitted by Commission Determination.

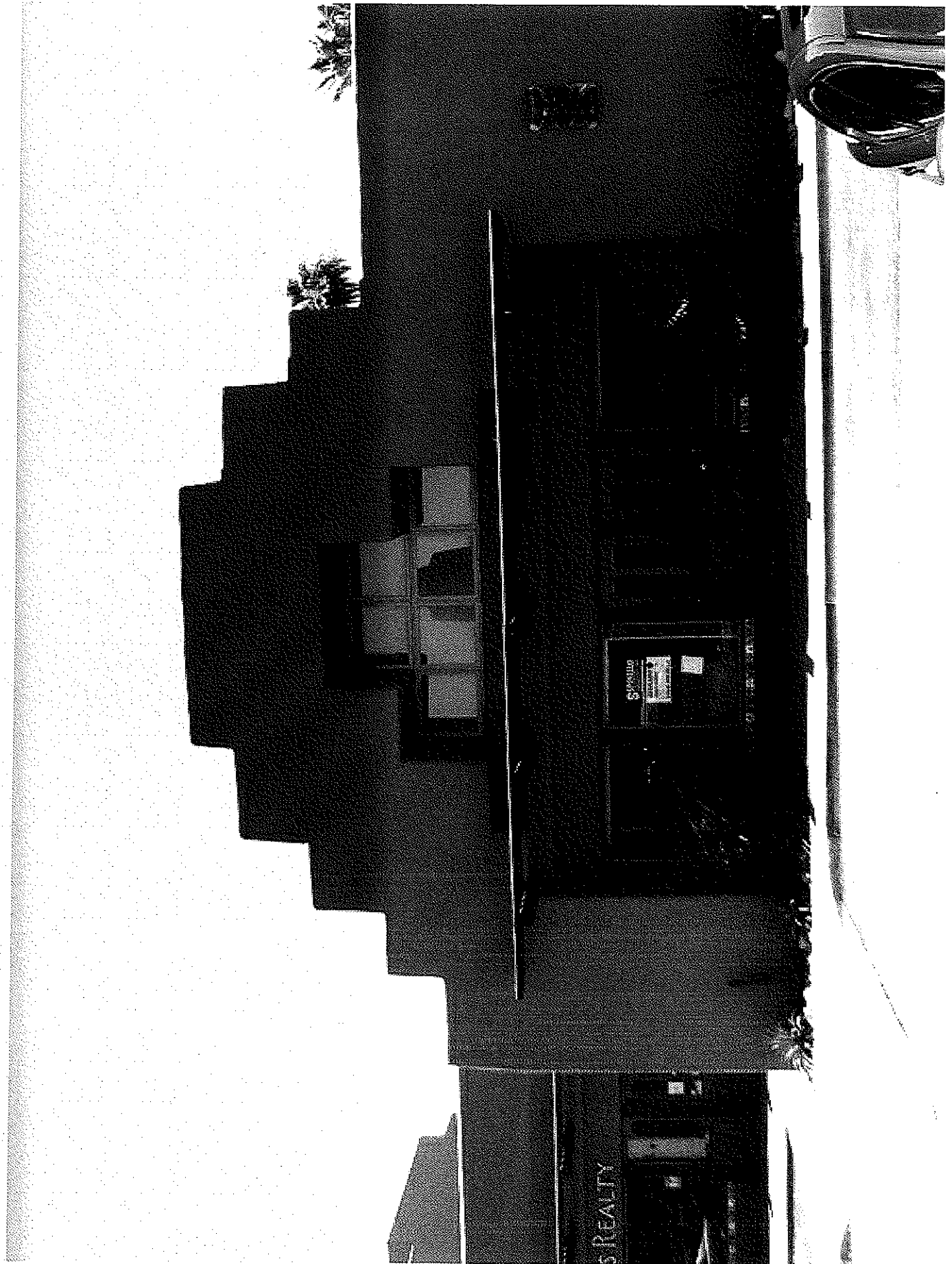
The commission may, by resolution of record, permit any other uses which it may determine to be similar to those listed above, and no more obnoxious or detrimental to the public health, safety and welfare or to the other uses permitted in the zone, as provided in Section 94.01.00. All uses shall be subject to the standards in Section 92.09.03.

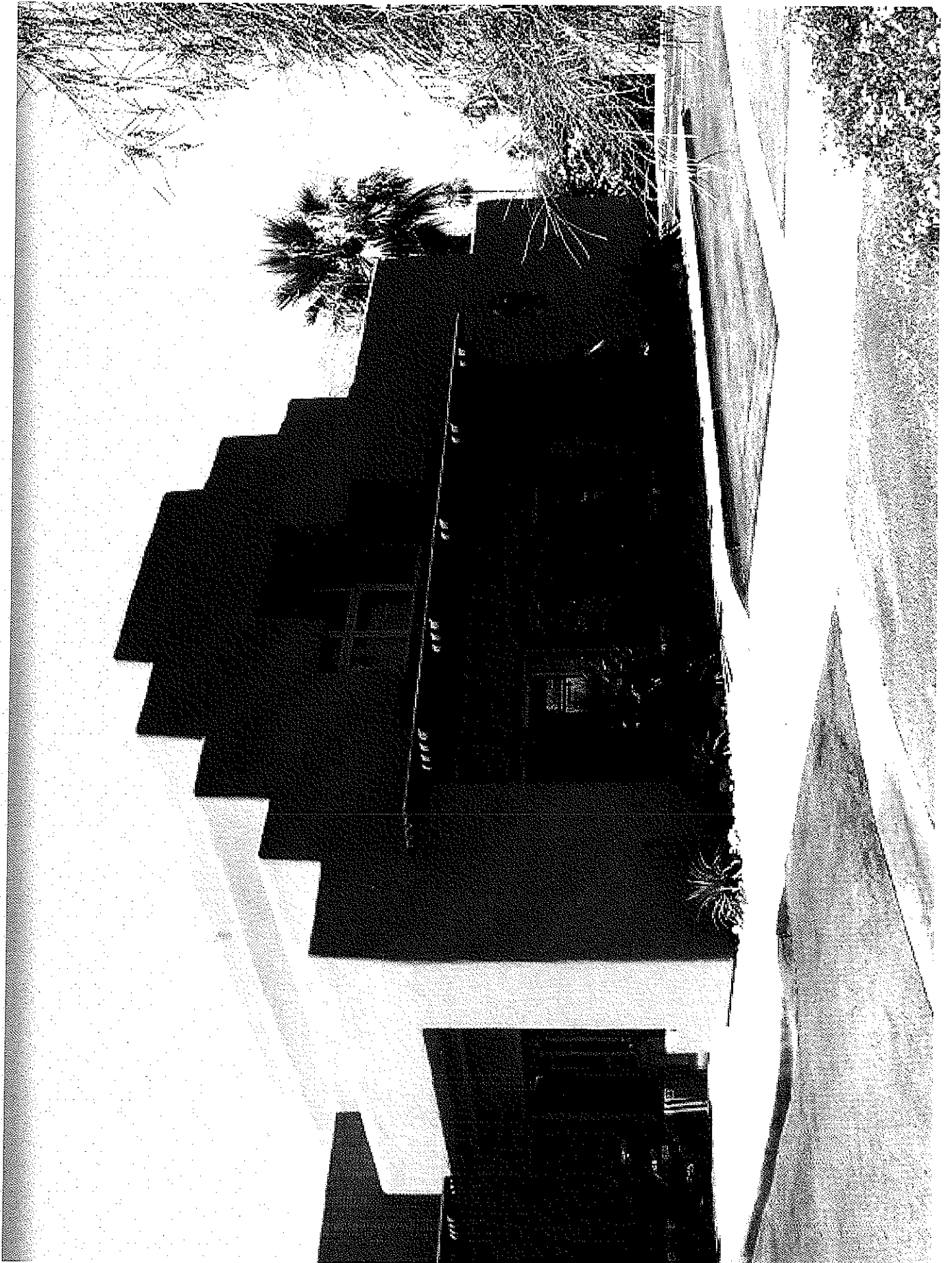
C. Uses Permitted by Land Use Permit.

- I. Uses permitted by land use permit in the C-D-N zone, Section 92.10.01(B).

D. Uses Permitted by Conditional Use Permit (unless otherwise permitted). If not approved as part of the original plan, the following uses may be permitted subject to further approval of a conditional use permit, as provided in Section 94.02.00. Such uses shall be designed integrally with the center.

1. Automobile service stations, limited to the dispensing of motor fuels and oils, lubrication, sales and service of tires, tubes, batteries, and other minor accessories. No major automotive repair shall be permitted, such as engine, radiator, transmission or body repair;
2. Bowling alleys (Deleted by Ord. 1418);
3. Business schools not exceeding forty thousand (40,000) square feet of gross building area;
4. Car washes;
5. Churches, freestanding;
6. Drive-through facilities;



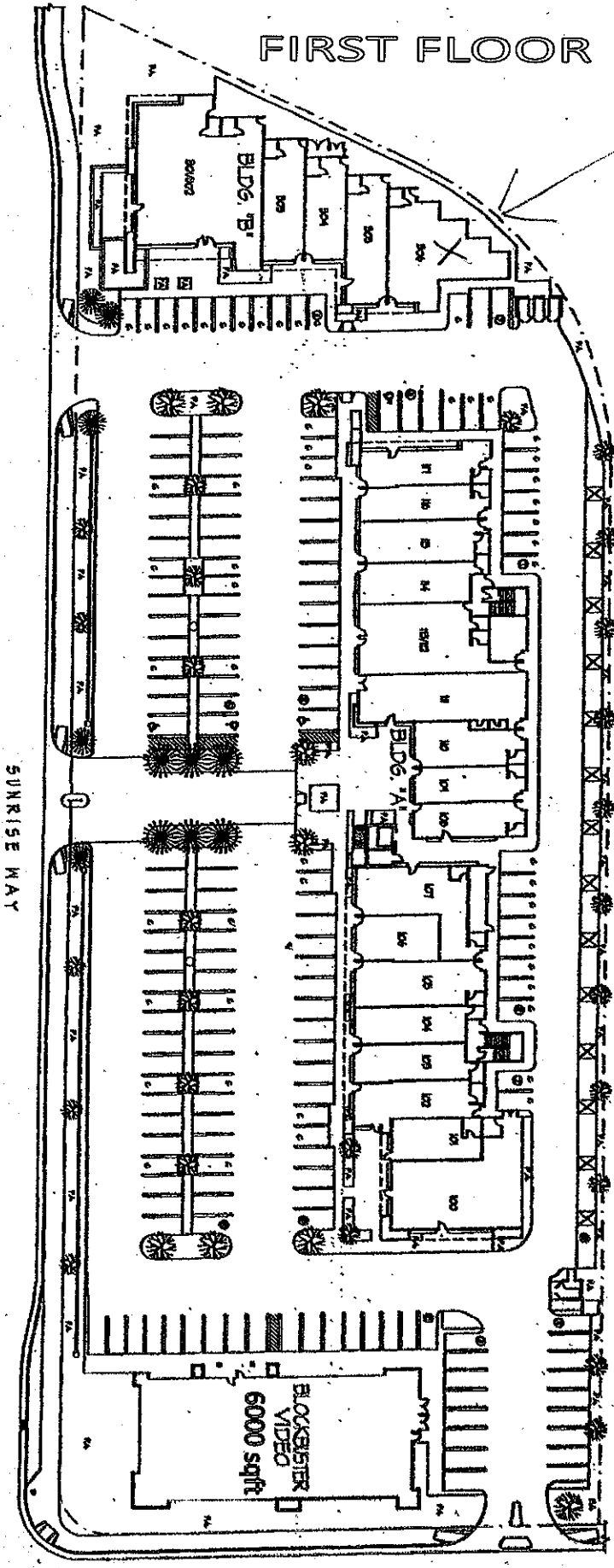




PLAZA AT SUNRISE, PALM SPRINGS

SITE PLAN

FIRST FLOOR



SECOND FLOOR

