



Planning Commission Staff Report

Date: July 13, 2011

Case No.: SI – 11-061

Type: Sign Permit

Applicant: Southridge Property Owners Association

Location: 2153 Southridge Drive

APN: 681-080-013

General Plan: ER (Estate Residential)

Zone: R-1-A (Single-Family Residential)

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

Project Planner: Glenn Mlaker, AICP, Assistant Planner

PROJECT DESCRIPTION:

The proposed project is for the removal of an existing freestanding community identification sign to be replaced with a 73.3 square foot bronze powder coated ten (10) inch letter sign affixed to a new poured in place seven foot tall concrete structure located along Southridge Drive.

RECOMMENDATION:

That the Planning Commission approve as submitted sign permit 11-061 to allow for a 73.3 square foot community identification sign located at 2153 Southridge Drive.

PRIOR ACTIONS:

On June 20, 2011, the Architectural Advisory Committee (AAC) reviewed the proposed freestanding sign and voted 7-0 to recommend approval to the Planning Commission.

BACKGROUND:

Currently there exists one-freestanding community identification sign owned by the Southridge Property Owners Association (SPOA) located on the west side of Southridge Drive below the community gate and guardhouse. The existing sign was built in the 1970's and consists of an internally illuminated sign cabinet equaling twenty-seven (27) square feet affixed to a lava rock base six foot tall. The sign is surrounded by boulders and landscaping and is located on a privately owned and maintained street.

Surrounding land uses, Zoning, and General Plan designations are detailed below:

	Land Use	General Plan	Zoning
North	Open - Conservation	Open Space	0-20, Open 20 Du/Acre
South	Residential	Estate Residential	R-1-A Single-Family Res.
East	Open - Conservation	Open Space	0-20, Open 20 Du/Acre
West	Open - Conservation	Open Space	0-20, Open 20 Du/Acre

The SPOA recently received approval from the Planning Department for removal of the existing community entry gate replaced with two new poured in place rough cut vertical plank formed concrete walls, powder coated metal gates in a herringbone pattern and renovated guardhouse. The new gate design was reviewed by the AAC and recommended approval to the Planning Commission.

ANALYSIS:

The Palm Springs Zoning Code (PSZC) Section 93.10.11(C)(8) refers to neighborhood entry signs with the following regulations:

Neighborhood Entry Signs. Neighborhood entry signs may be allowed in existing or proposed single-family neighborhoods in the G-R-5 or any R-1 zone, subject to the following provisions:

- a. The sign or signs shall only represent and may only be applied for by neighborhood associations organized under the auspices of the city's office of neighborhood involvement or subsequent department.*
- b. The sign(s) shall only be allowed as part of a sign program approved by the planning commission, including the following information:*
 - i. Number, location and placement;*
 - ii. Dimensions, design, materials and colors;*
 - iii. Authorization from owners on whose property sign(s) would be located.*
- c. The signs shall only be allowed within the boundaries of the neighborhood association but may be located in the adjacent public right-of-way.*
- d. The signs shall be subject to approval by the city for potential traffic visibility and other safety issues.*

- e. *Prior to installation of any neighborhood entry sign, the property owner(s) shall execute a covenant running with the land regarding the long-term maintenance, subject to review and approval of the city attorney.*

Design

The proposed community entry sign will be similar in design to the recently approved renovation of the Southridge entry gate. Both structures will utilize poured in place rough cut vertical plank formed concrete walls. The sign structure will be an elongated oval shape with a maximum height of 7'.1" sloping down 4'.9" at the lowest point. The overall size of the entry structure will be 90.1 square feet.

The text of the sign will read "Southridge" and will equal 73.3 square feet affixed to the surface by pegs removed a half (1/2) inch from the face. The ten (10) inch high lettering will be constructed of powder-coated steel colored bronze similar to the new entry gate. A small round SPOA seal will be placed underneath the sign text. The sign will be lit from the ground by two lights with existing landscaping to remain.

REQUIRED FINDINGS:

Pursuant to Section 93.20.10(C)(8) of the Palm Springs Zoning Code (PSZC), Neighborhood Entry Signs may be allowed in existing or proposed single-family neighborhoods in the G-R-5 or any R-1 zone, subject to the certain provisions. Staff has listed these provisions and noted the project's conformance below.

- a. *The sign or signs shall only represent and may only be applied for by neighborhood associations organized under the auspices of the city's office of neighborhood involvement or subsequent department.*

The sign represents an entry point into the Southridge Neighborhood, which is a neighborhood association.

- b. *The sign(s) shall only be allowed as part of a sign program approved by the planning commission, including the following information:*
 - i. *Number, location and placement;*
 - ii. *Dimensions, design, materials and colors;*
 - iii. *Authorization from owners on whose property sign(s) would be located.*

The applicant has submitted one sign for their neighborhood and provided a detailed location and placement. The freestanding sign is approximately 73.3 square feet affixed to a poured in place rough cut vertical plank formed concrete structure equaling 90.1 square feet. The sign structure will be an elongated oval shape with a maximum height of 7'.1" sloping down 4'.9" at the lowest point. The ten (10) inch high lettering will be constructed of powder-coated steel colored bronze. Authorization has been given by the owners, the Southridge Property Owners Association.

- c. *The signs shall only be allowed within the boundaries of the neighborhood association but may be located in the adjacent public right-of-way.*

The sign will be located on the west side of Southridge Drive below the entry gate located on private property.

d. The signs shall be subject to approval by the city for potential traffic visibility and other safety issues.

Southridge Drive is a privately owned and maintained street and the sign location will not impede traffic visibility or cause safety issues.

e. Prior to installation of any neighborhood entry sign, the property owner(s) shall execute a covenant running with the land regarding the long-term maintenance, subject to review and approval of the city attorney.


The sign will be located on private property owned by the Southridge Property Owners Association and will not require a recording of a covenant.

CONCLUSION:

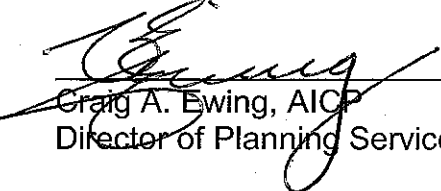
Staff has determined that the project meets the required findings and recommends approval of the community identification sign for Case SI- 061 as conditioned in the draft resolution.

ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt under Section 15311(a) (Accessory Structures).



Glenn Mlaker, AICP
Associate Planner



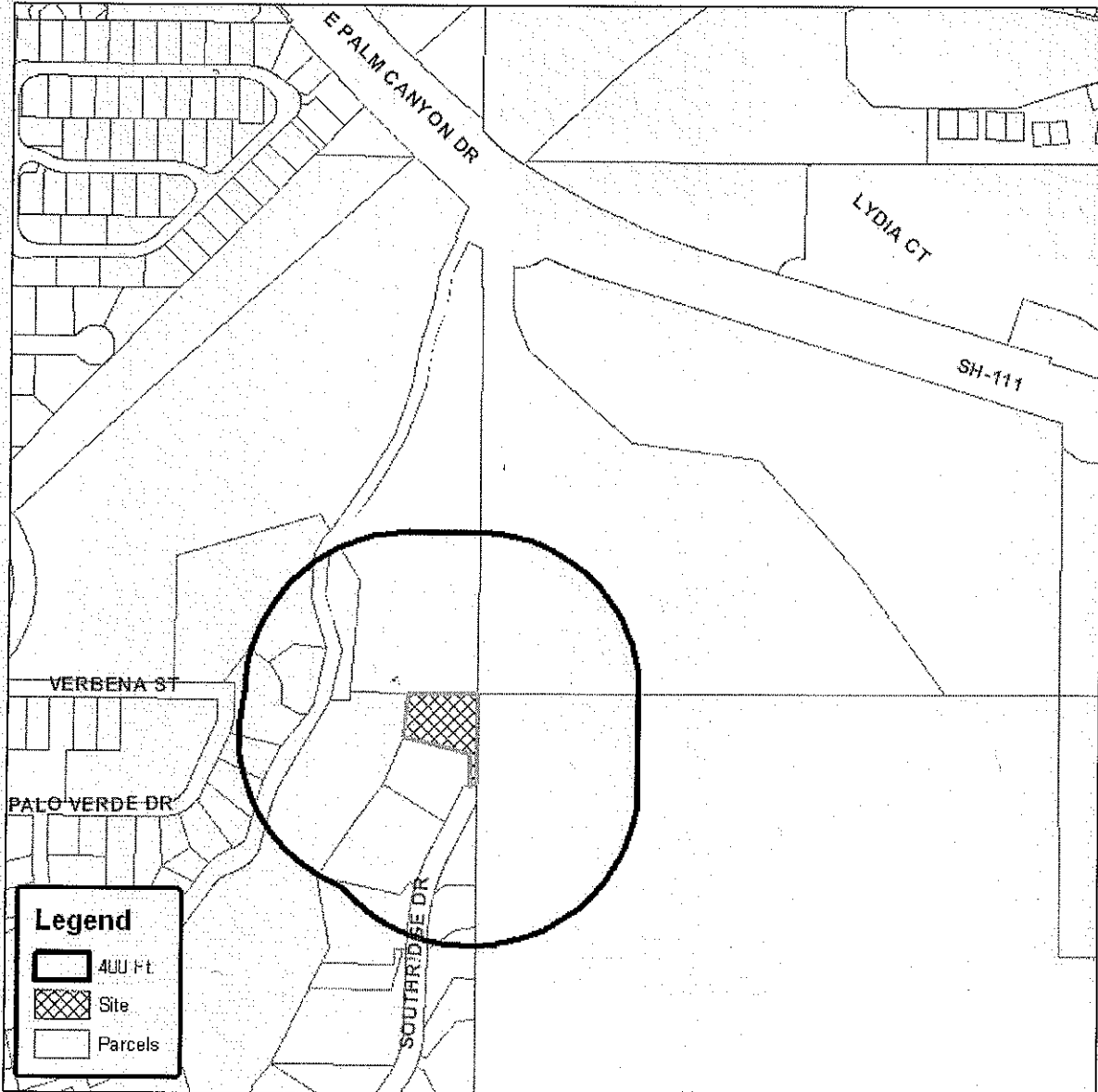
Craig A. Ewing, AICP
Director of Planning Services

ATTACHMENTS:

- 1) 400' Radius Map
- 2) Draft Resolution with Conditions of Approval
- 3) Proposed Sign
- 4) Elevation of Community Entry Gate.
- 5) Material Board
- 6) Site Photographs



Department of Planning Services Vicinity Map

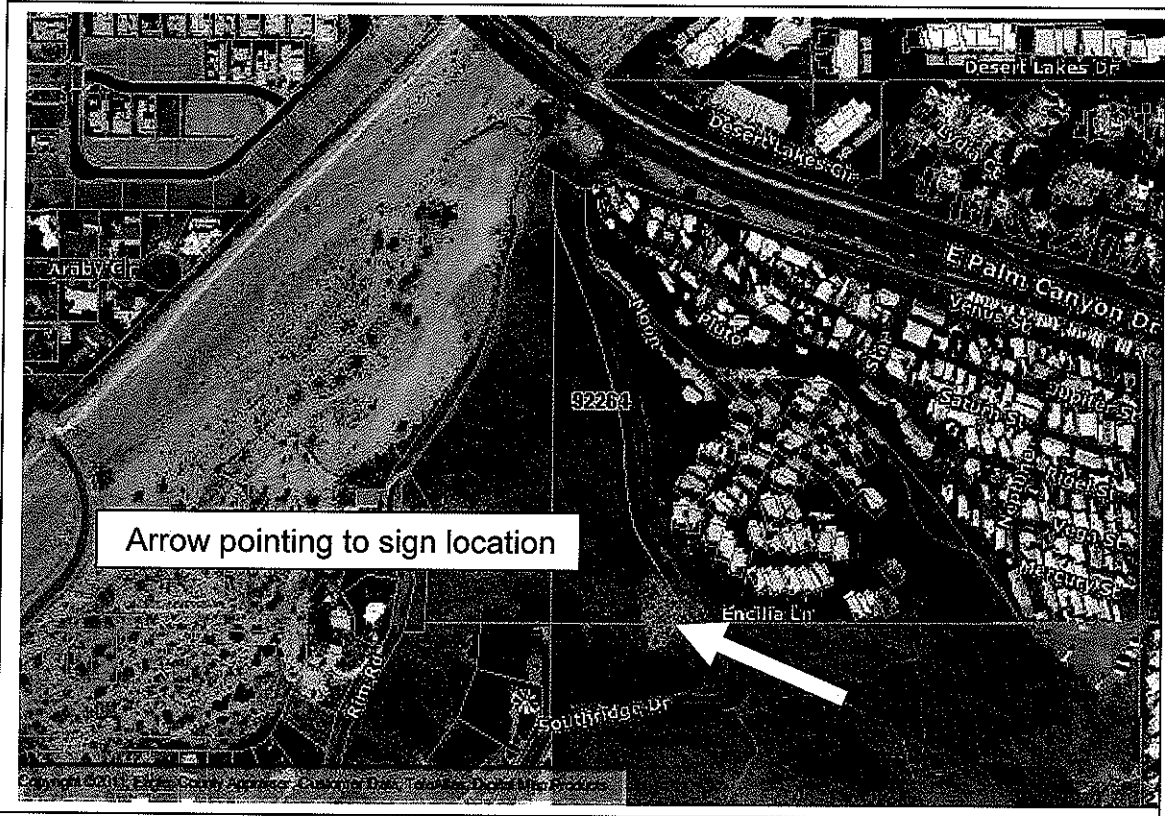


CITY OF PALM SPRINGS

CASE NO: SI 11-061

APPLICANT: Southridge Community

DESCRIPTION: Southridge Community HOA for the removal of existing community identification sign to be replaced with a 73.3 square foot sign attached to a concrete structure located at 2153 Southridge Drive, Zone R-1-A, Section 30



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA FOR THE APPROVAL OF CASE NO. SI-11-061, A SIGN PERMIT FOR THE INSTALLATION OF A NEIGHBORHOOD ENTRY SIGN LOCATED AT 2153 SOUTHRIDGE DRIVE FOR THE SOUTHRIDGE PROPERTY OWNERS ASSOCIATION.

WHEREAS, the Southridge Property Owners Association (SPOA) of the Southridge Community ("Applicant") has filed an application with the City pursuant to Section 93.20.10(C)(8) of the Palm Springs Zoning Code (PSZC) for the installation of a neighborhood entry sign on the property located at 2153 Southridge Drive, Zone R-1-A, Section 5, APN: 681-080-013; and

WHEREAS, on June 20, 2011, the Architectural Advisory Committee (AAC) reviewed the proposed project and voted 7-0 to recommend approval to the Planning Commission; and

WHEREAS, on July 13, 2011, a public meeting on the application for architectural approval was held by the Planning Commission in accordance with applicable law; and

WHEREAS, the proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and has been determined to be Categorical Exempt as a Class 11 exemption (accessory structures) pursuant to Section 15311(a) of the CEQA Guidelines; and

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

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the California Environmental Quality Act (CEQA), the project is Categorical Exempt under Section 15311(a)(Accessory Structures).

Section 2: The proposed sign permit is consistent with the Palm Springs Zoning Code.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case No. SI 11-061, subject to those conditions set forth in Exhibit A.

ADOPTED this 13th day of July, 2011.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Craig A. Ewing, AICP
Director of Planning Services

Exhibit A

Case No. SI 11-061

Sign Permit

Southridge Community Organization
2153 Southridge Drive
APN: 681-080-013

July 13, 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 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.

DESIGN SPECIFIC

- DESN 1. Sign lettering to be ten (10) inches equaling 73.3 square feet constructed of powder coated steel colored bronze.
- DESN 2. Sign structure to be constructed of poured in place rough cut vertical plank formed concrete equaling 90.1 square feet.
- DESN 3. Height of structure to be 7'.1" sloping down to 4'.9" at the lowest point.
- DESN 4. Sign to be lit from ground mounted lights.
- DESN 5. Existing landscaping to remain or be enhanced.
- DESN 6. Sign to be located in same location as existing freestanding sign.

ADMINISTRATIVE

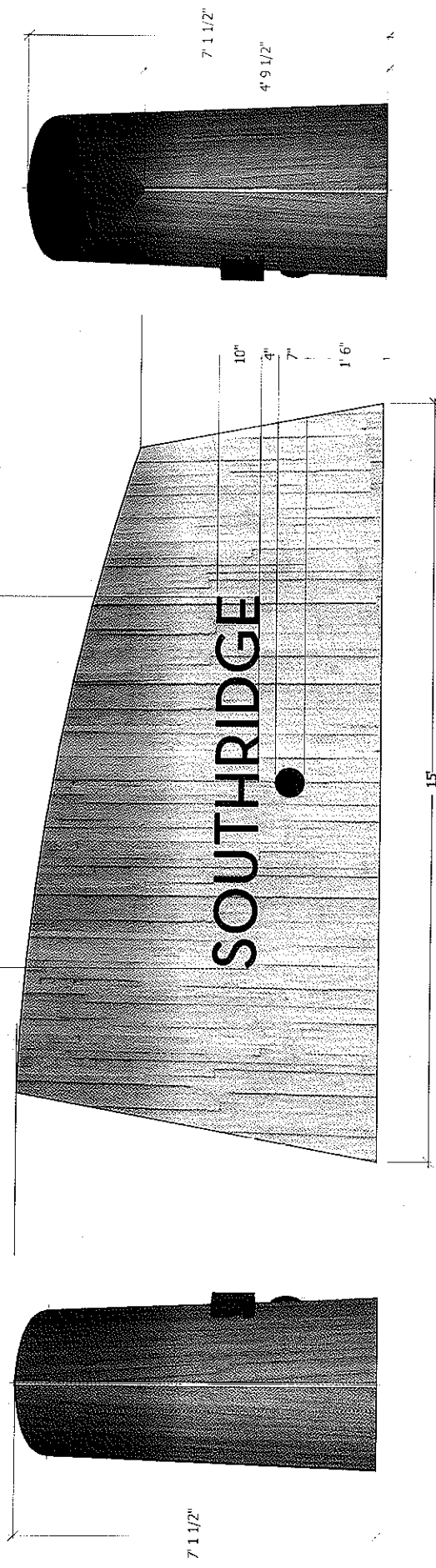
- ADM 1. The proposed development of the premises shall conform to all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, or any other City Codes, ordinances and resolutions which supplement the zoning district regulations.

- ADM 2. 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 SI 11-061. 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 3. The decision of the Planning Commission may be appealed to the City Council pursuant to Chapter 2.05 of the Palm Springs Municipal Code.
- ADM 4. All signs shall comply with the Uniform Building Code regulations.
- ADM 5. All non-approved signage must be removed as part of this approval.
- ADM 6. The Planning Services Department may require the reduction of light intensity and glare from any signage, or the removal of such signage, that poses a nuisance or harm.

BUILDING DEPARTMENT

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

END OF CONDITIONS



EAST ELEVATION
1/4" - 1'-0" (1:24)

NORTH ELEVATION
1/4" - 1'-0" (1:24)

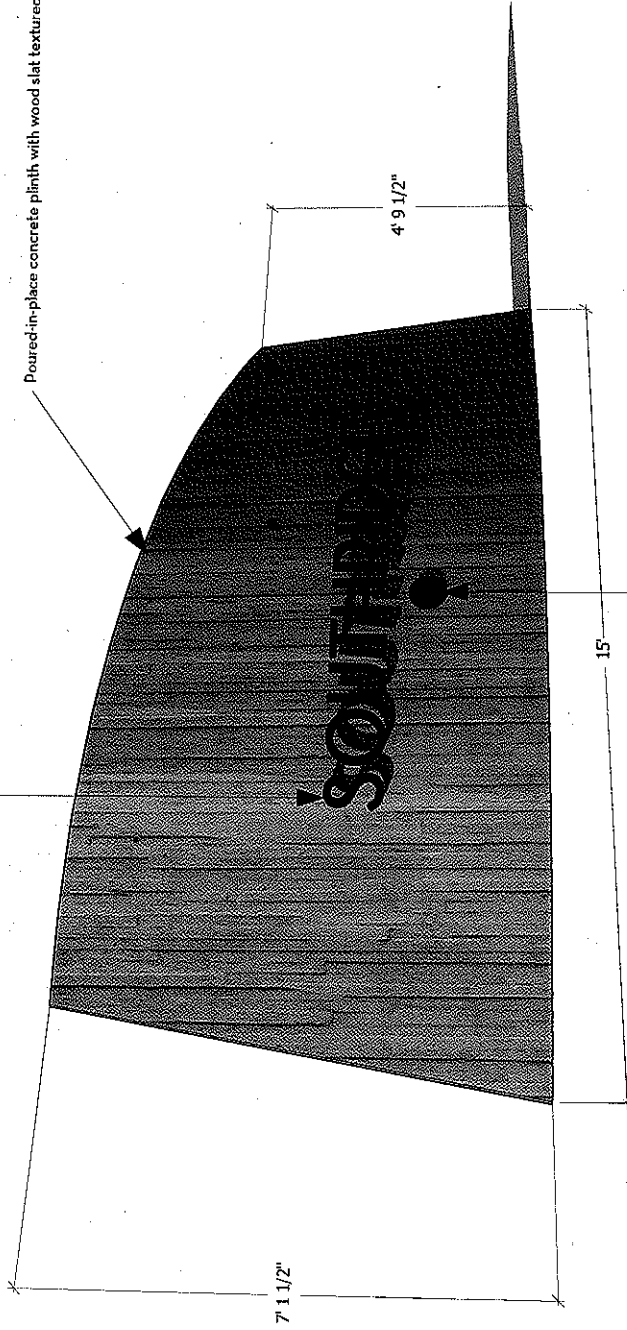
WEST ELEVATION
1/4" - 1'-0" (1:24)

Sign Square Footage
Lettering: 73.3
Front Face of Monument: 90.1

SOUTHRIDGE MONUMENT SIGN
SPOA of PS, Inc.
PO Box 2805
Palm Springs CA 92263
Ben Richards
Larkin Studios
(323) 620-7284

Bronze powder-coated steel lettering

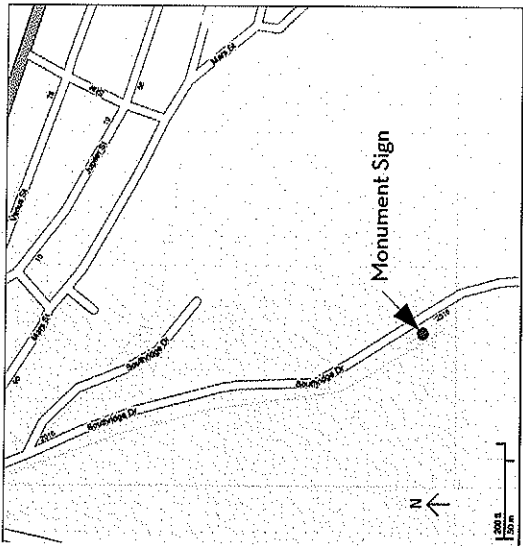
Poured-in-place concrete plinth with wood slat textured forms



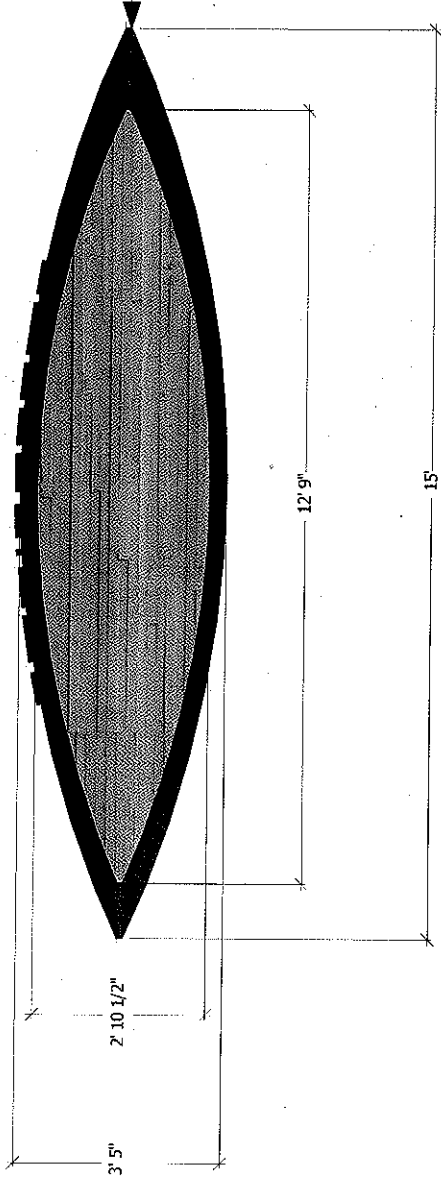
SOUTHRIDGE MONUMENT SIGN
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PERSPECTIVE VIEW



30' to center of Southridge Dr. New monument sign to be installed at the site of the current monument sign.



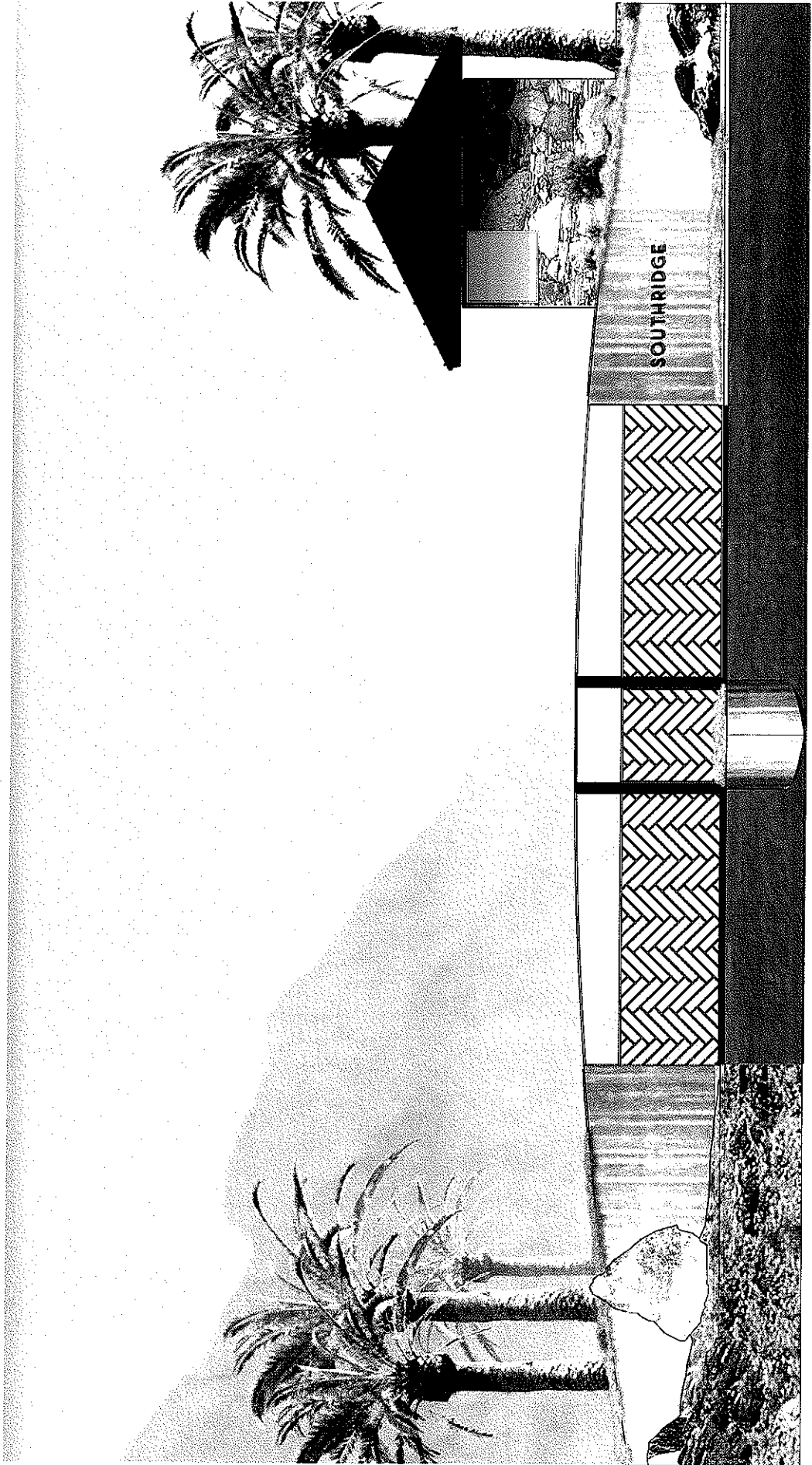
(U) up-lighting

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PLAN VIEW
 1/4" = 1'-0" (1:24)

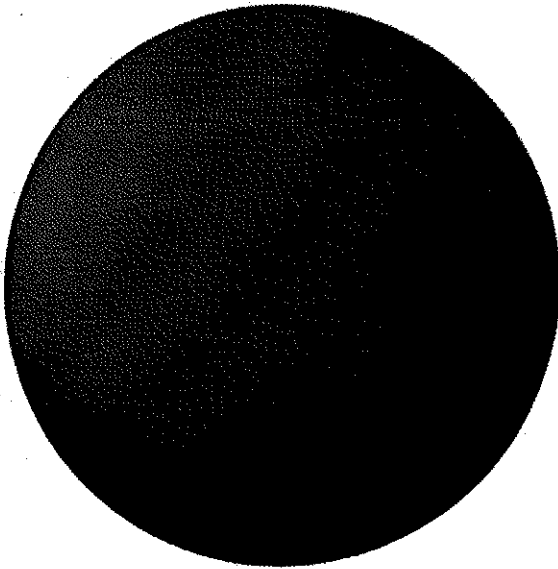


BEN
RICHARDS



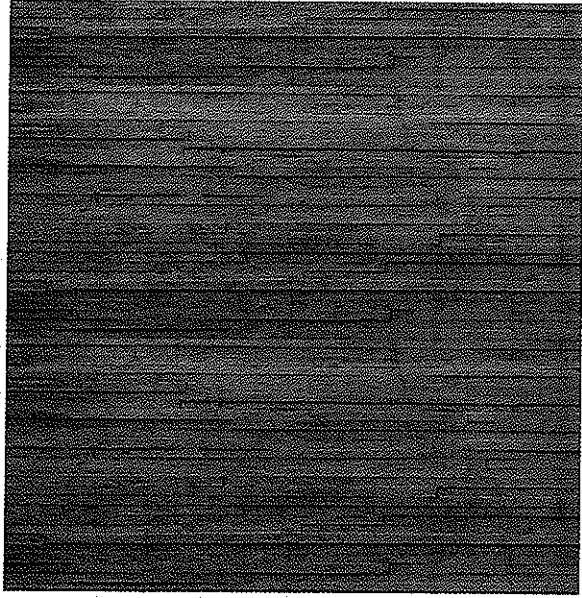
SPOA of PS, Inc. Palm Springs, CA | SOUTHRIDGE HOA ENTRY GATE

ENTRY GATE ELEVATION



Letters
Material: Powder-coated steel
Color: Bronze

SPOA of PS, Inc. Seal
Material: Cast Bronze
Color: Bronze



Plinth
Material: Poured-in-place concrete, forms are rough cut vertical planks.
Color: concrete

Materials Board
SPOA of PS Monument Sign

SPOA of PALM SPRINGS, Inc.
PO Box 2805
Palm Springs CA 92263

Ben Richards
Larkin Studios
(323) 620-7284

