



Planning Commission Staff Report

Date: October 12, 2011

Case No.: SI 11-088 Sign

Type: Sign Application

Applicant: Palm Springs Unified School District

Location: 150 Chase Place

APN: 677-540-004

General Plan: IND (Industrial)

Zone: M-1-P (Planned Research and Development Park Zone)

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

Project Planner: Glenn Mlaker, AICP, Assistant Planner

PROJECT DESCRIPTION:

The applicant is seeking approval for the placement of one main building identification sign equaling 105-square feet and three awning identification signs totaling 50-square feet for a total of 155-square feet of site signage at the Palm Springs Unified School District (PSUSD) Operations Center located at 150 Chase Place.

RECOMMENDATION:

That the Planning Commission approve Case No. SI 11-088 to allow signage for the new PSUSD District Operations Center as proposed.

PRIOR ACTIONS:

On February 10, 2010, the Planning Commission reviewed and approved the site plan and elevations for the new PSUSD Operations Center with a condition of approval requiring review of the building signs.

On September 26, 2011, the Architectural Advisory Committee (AAC) reviewed the proposed sign package and voted 6-0-1, Purnel absent, to recommend approval to the Planning Commission as presented.

PROJECT DESCRIPTION AND ANALYSIS:

The proposed signs are for the new Palm Springs Unified School District Operations Center located along Chase Place and Gene Autry Trail, east of the Airport property. The proposal is to place four (4) signs on the west facing side of the new building. All proposed signs will be constructed of one inch thick metal with satin aluminum finish set ½ inch standoff from the building wall. The sign proposal is as follows:

- Sign A – Main sign and painted logo on metal equaling 105-square feet.
- Sign B – Awning sign equaling 22-square feet.
- Sign C – Awning sign equaling 13-square feet.
- Sign D – Awning sign equaling 15-square feet.

The Operations Center, which is under construction, will consist of two buildings, an outdoor storage yard, parking and loading areas. The main building (shown as Building 1, Building 2, Building 3 and Building 4 on the site plan) will include the District's operations, warehousing, food service preparation, administration and training, and totals approximately 85,048 square feet in size. The smaller building (shown as Building 5 on the site plan) will include the District's vehicle maintenance/grounds operations and is approximately 11,915 square feet in size.

The table below briefly describes the above-mentioned signage and its consistency with the Palm Springs Zoning Code (PSZC) Section 93.20.05 (A)(b)(c)

Signage Reference and Type	Proposed Size	Allowed by PSZC (Quantity & Size)	Consistent w/ PSZC
Sign A – Main Sign w Logo	105-square feet	Buildings located 100 feet or more from the street no > than 75 sq.ft. = 75	Yes
Sign B – Awning Sign	22-square feet		
Sign C – Awning Sign	13-square feet	Building frontage > than 50 ft. allowed additional 1:4 ft. in excess of 50 ft. but no > than 100 ft. = 25	The total allowed based upon 570 lineal street frontage is 158 sq. ft. of signage.
Sign D – Awning Sign	15-square feet		
		Building frontage > than 100 ft. allowed additional 1:8 ft. = 58 (Sections 93.20.05.A.2.b; 93.20.05 A.2.c of PSZC)	Signs as proposed equal 155 sq. ft.

The table above includes a complicated formula based upon the large size of the building that is set-back 212 feet from Chase Place which can be interpreted as follows:

<u>Building lineal frontage in feet</u>	=	570
First 100 feet allows 75 sq. ft. of signage	=	75
Building is longer than 50 ft. but less than 100/4	=	25
<u>Building lineal frontage 570-100=470/8</u>	=	58
Total	=	158 sq. ft. of signs

The General Provisions section of the PSZC (93.20.10(C)(3)) allows for signs on awnings attached to structures in a manner satisfactory to the Director of Planning and shall be included in the total authorized sign area. The proposed awning signs will be placed above the entrances to identify the internal functions of the building.

Sign A: The main sign for the building will be located in the top left hand corner of Building #2. This sign will be constructed of three rows of text with letters that are 16" and 10" tall one inch thick metal with satin aluminum finish set ½ inch standoff from the building wall and equal 105-square feet. The PSUSD logo will be painted on metal affixed to the building left of the proposed text. This sign will be non-illuminated.

Sign B: This sign will announce the entrance to the Maintenance and Operations section of Building #2 and will be one foot tall letters constructed with one inch thick metal with satin aluminum finish set ½ inch standoff from the metal awning. The proposed size is 22-square feet non-illuminated.

Sign C: Sign C will be attached to the north facing awning of Building #4 and will announce the entrance to the Training Center. The letters will be one foot tall, constructed of one inch thick metal with satin aluminum finish set ½ inch standoff from the metal awning. The proposed size is 13-square feet non-illuminated.

Sign D: Nutrition Services located on the awning above the west facing entrance of Building #4 has letters that will be one foot tall constructed of one inch thick metal with satin aluminum finish set ½ inch standoff from the metal awning. The proposed size is 15-square feet non-illuminated.

CONCLUSION:

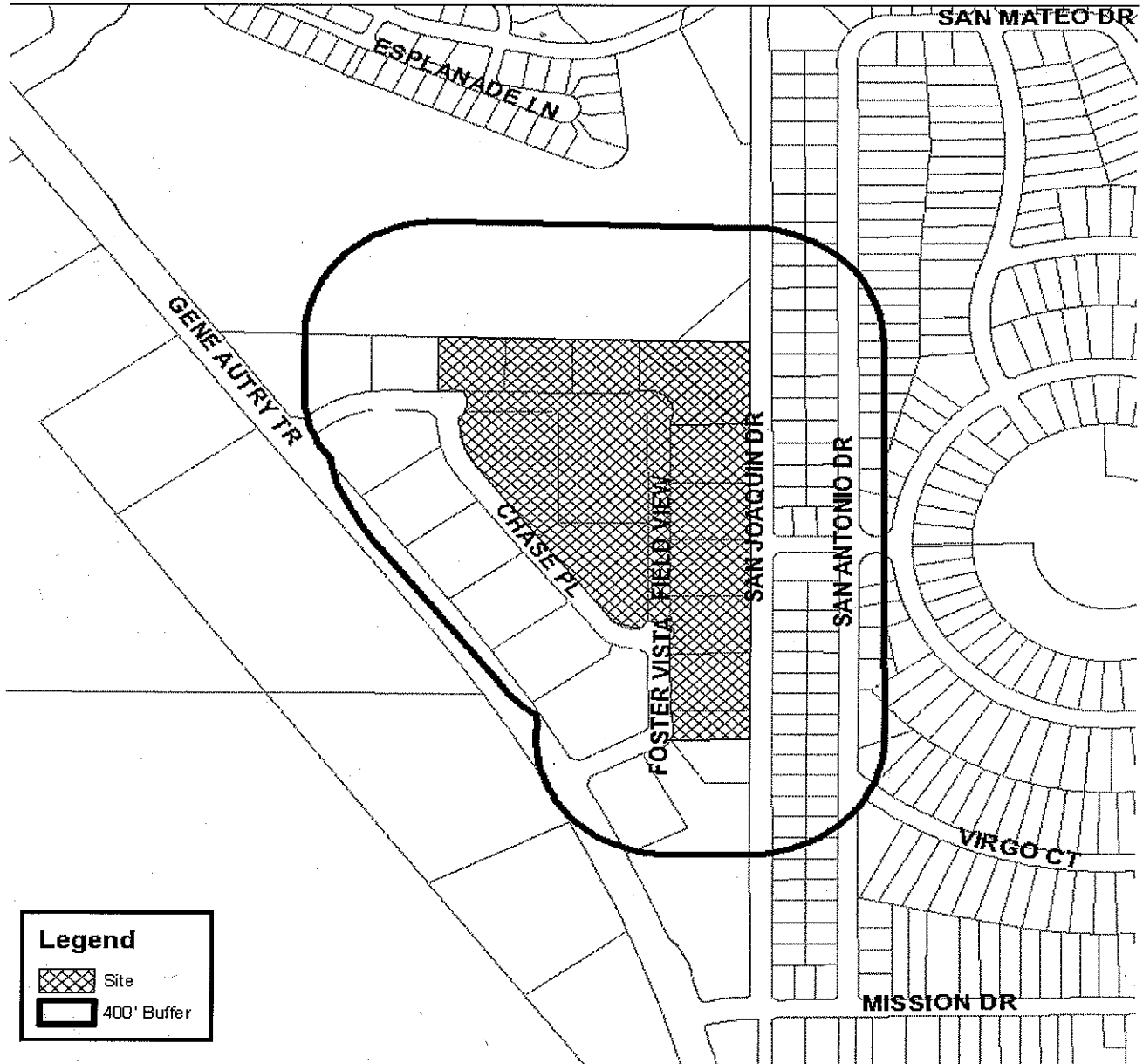
As mentioned earlier, the AAC reviewed the sign proposal and gave a favorable recommendation. Staff is also recommending approval of the sign package as submitted.

ENVIRONMENTAL ASSESSMENT:



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



Department of Planning Services
Vicinity Map



Legend

-  Site
-  400' Buffer

CITY OF PALM SPRINGS

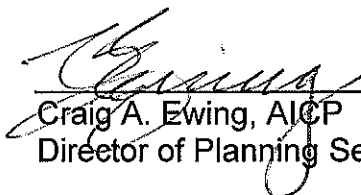
CASE NO: SI – 11-088 Sign

APPLICANT: Palm Springs Unified School District

DESCRIPTION: PSUSD proposal for the placement of 4 building signs for a total of 155 square feet at the District Operations Center located at 150 Chase Place, Zone M-1-P, Section 18.



Glenn Mlaker, AICP
Assistant Planner



Craig A. Ewing, AICP
Director of Planning Services

ATTACHMENTS:

- 1) 400' Radius Map
- 2) Approval Resolution
- 3) Proposed Signs
- 4) Building Elevation

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE SI 11-088, FOR ONE MAIN SIGN AND THREE AWNING SIGNS FOR THE PALM SPRINGS UNIFIED SCHOOL DISTRICT OPERATIONS CENTER LOCATED AT 150 CHASE PLACE.

WHEREAS, Palm Springs Unified School District (PSUSD) (the "Applicant") has filed an application with the City pursuant to Section 93.20.00 of the Sign Ordinance for a sign permit to allow signage for the new District Operations Center located at 150 Chase Place, Zone M-1-P, Section 24; and

WHEREAS, notice of public meeting of the Planning Commission of the City of Palm Springs to consider a sign permit, Case No. SI 11-088, was given in accordance with applicable law; and

WHEREAS, on October 12, 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 Categorically 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.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case No. SI 11-088, a sign permit to allow one main sign equaling 105 square feet and three awning signs equaling 50 square feet total to be affixed to the PSUSD Operations Center located at 150 Chase Place.

ADOPTED this 12th day of October, 2011.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Craig A. Ewing, AICP
Director of Planning Services

**Resolution No.
Exhibit A**

Case No. SI 11-088
Palm Springs Unified School District Operation Center

Sign Permit

150 Chase Place

October 12, 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.

PROJECT SPECIFIC CONDITIONS

- PSP 1. Approval shall be valid based on the sign amortization schedule in section 93.20.11 of the Palm Springs Zoning Ordinance.
- PSP 2. All signs shall comply with the Uniform Building Code regulations.
- PSP 3. All non-approved signage must be removed as part of this approval.
- PSP 4. 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.
- PSP 5. The decision of the Planning Commission may be appealed to the City Council pursuant to Chapter 2.05 of the Palm Springs Municipal Code.

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

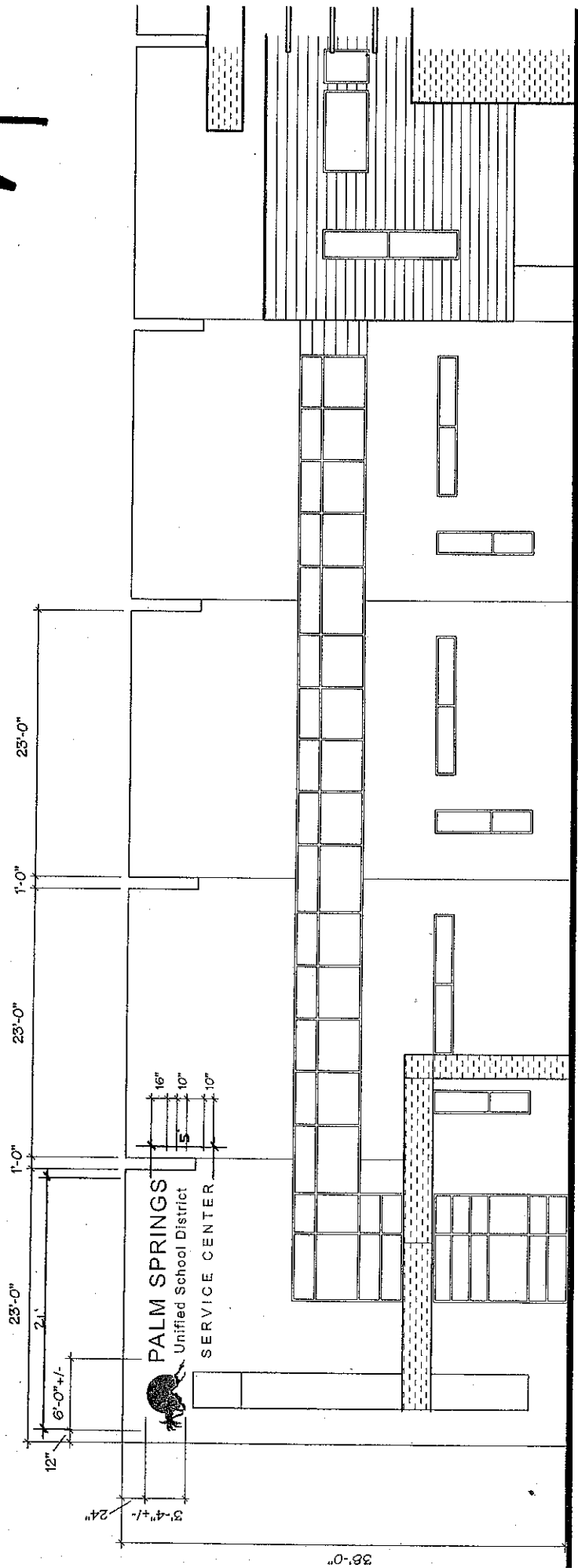
proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case SI 11-088. The City of Palm Springs will promptly notify the 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.

BUILDING DEPARTMENT

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

END OF CONDITIONS

A



Elevation View - Building ID
Scale: 1/8" = 1'-0"


NOTES:

1. Artwork shown for representation only.
2. Final vector (outlined) artwork to be provided by client.
3. Colors to be determined.
4. Final dimensions to be verified.

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Client Approval:
 as submitted
 as noted
 resubmit

By: _____
 Date: _____

Date: 08/15/11
 Revisor:  Date: 08/09/11
 Drawn by: Martin
 Review by: _____

CASigns
 10280 Glenoaks Boulevard
 Pacoima, CA 91331-1604
 FAX: 818-899-4499
 www.CASigns.com
 Telephone: 818-899-1888

Project: BERNARDS
 Ref: Palm Springs USD
Schematic
 Scale: As Noted

A

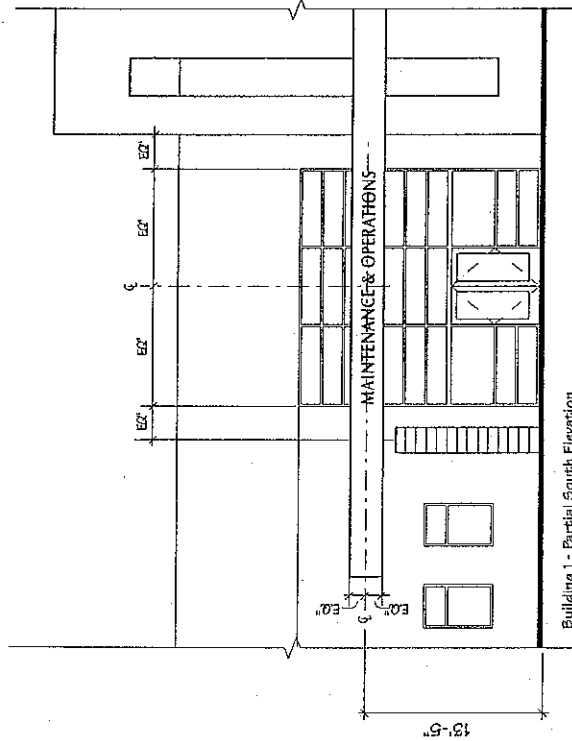
22'-2"

MAINTENANCE & OPERATIONS

Front View - Exterior Building ID
Scale: 1/2" = 1'-0"
Sign Type: RT
Qty: 1x Set

1" thick, cast metal letters, satin aluminum finish.
Typeface: Optima Semibold.
Mounted with stainless steel studs & 1/2" standoffs,
satin aluminum finish.

B



Building 1 - Partial South Elevation
Lobby 1037
Scale: Not To Scale

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Client Approval:
 as submitted
 as noted
 resubmit

By: _____
Date: _____

Date: 05/11/11
Revision: Δ Date: 07/06/11
Drawn by: Martin
Review by: _____

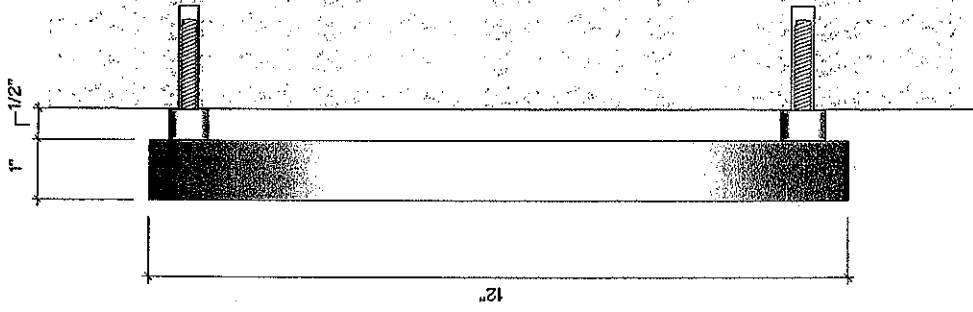
CASigns

10280 Cien Oaks Boulevard
Palo Alto, CA 94304-1604
FAX: 818-899-4499
www.CASigns.com
Telephone: 818-899-1888

Project: BERNARDS
Ref: Palm Springs USD
D-05.11-751-14
Scale: As Noted

B

Section View - Mounting Detail
Exterior Building ID
Scale: 1/2" = 1"

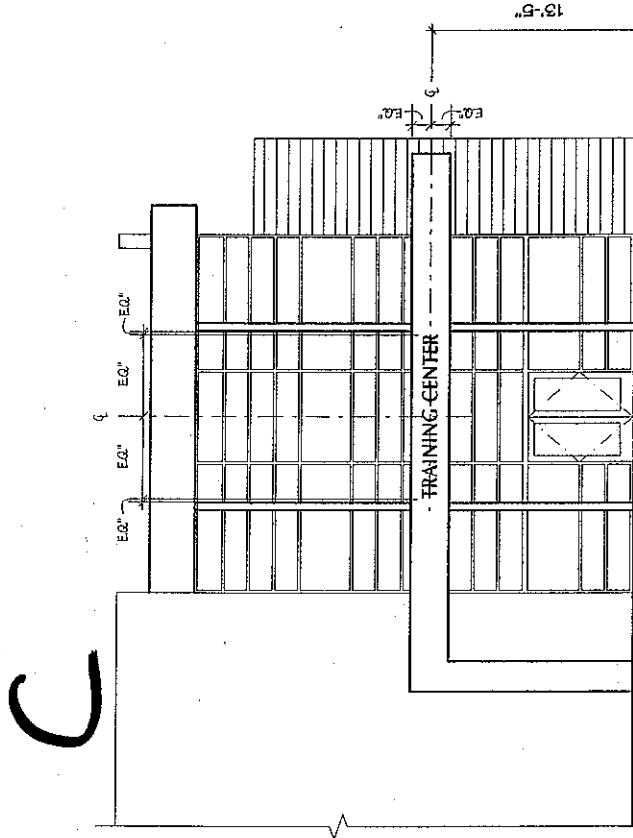


13'-5"

TRAINING CENTER

Front View - Exterior Building ID
Scale: 1/2" = 1'-0"
Sign Type: R1
Qty: 1x Set

1" thick cast metal letters, satin aluminum finish.
Typeface: Optima Semibold.
Mounted with stainless steel studs & 1/2" standoffs,
satin aluminum finish.



Building 4 - Partial West Elevation
Hallway 1054
Scale: Not to Scale

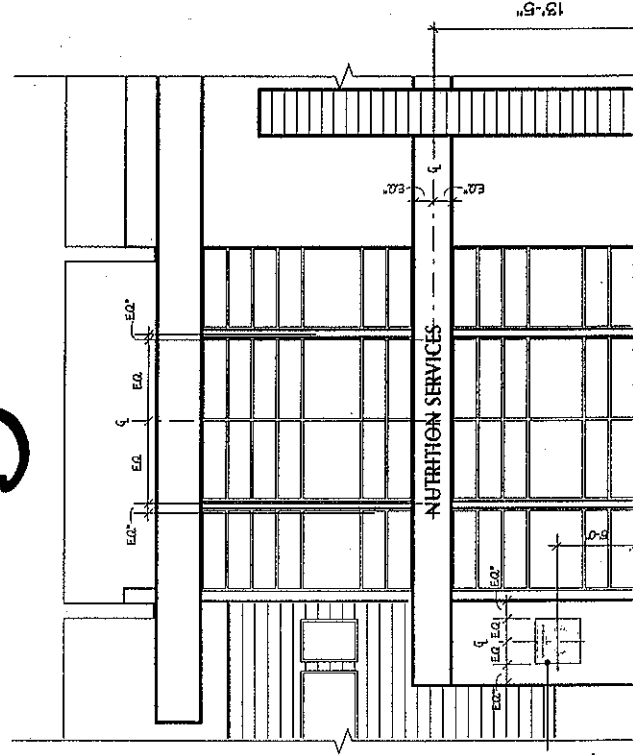
C

15'-5"

NUTRITION SERVICES

Front View - Exterior Building ID
Scale: 1/2" = 1'-0"
Sign Type: R1
Qty: 1x Set

D



Building 4 - Partial South Elevation
Lobby 1056
Scale: Not to Scale

D

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Client Approval:
 as submitted
 as noted
 resubmit

By: _____
Date: _____

Date: 05/11/11
Revision: Date: 07/06/11
Drawn by: Martin
Review by: _____

CASigns

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Pacifica, CA 91331-1604
FAX: 818-899-4499
www.CASigns.com
Telephone: 818-899-1888

Project: BERNARDS
Ref: Palm Springs USD
D-05.11-751-14.1
Scale: As Noted

- NEW CONSTRUCTION KEYNOTES**
1. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA MECHANICAL, ELECTRICAL AND PLUMBING CODES.
 2. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE CODE AND THE CALIFORNIA SAFETY CODE.
 3. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL HEALTH AND SAFETY CODE AND THE CALIFORNIA LABOR CODE.
 4. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA WATER CODE AND THE CALIFORNIA PUBLIC UTILITIES CODE.
 5. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA AGRICULTURE AND RELATED MEASURES CODE AND THE CALIFORNIA WILDFIRE PREVENTION AND SAFETY CODE.
 6. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LAND USE AND PLANNING CODE AND THE CALIFORNIA REGIONAL DEVELOPMENT ACT.
 7. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA AIR RESOURCES ACT AND THE CALIFORNIA CLIMATE CHANGE ACT.
 8. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA HISTORIC PRESERVATION ACT AND THE CALIFORNIA ANTI-CORRUPTION ACT.
 9. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA GOVERNMENT AGENCY ACT AND THE CALIFORNIA PUBLIC ACCESS TO INFORMATION ACT.
 10. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FREEDOM OF INFORMATION ACT AND THE CALIFORNIA PUBLIC ACCESS TO INFORMATION ACT.

23.3500

RECEIVED

07 2009

PLANNING SERVICES DEPARTMENT



DATE OF PUBLIC HEARING: 04-11-09
 DATE OF CITY COUNCIL ACTION: 04-11-09

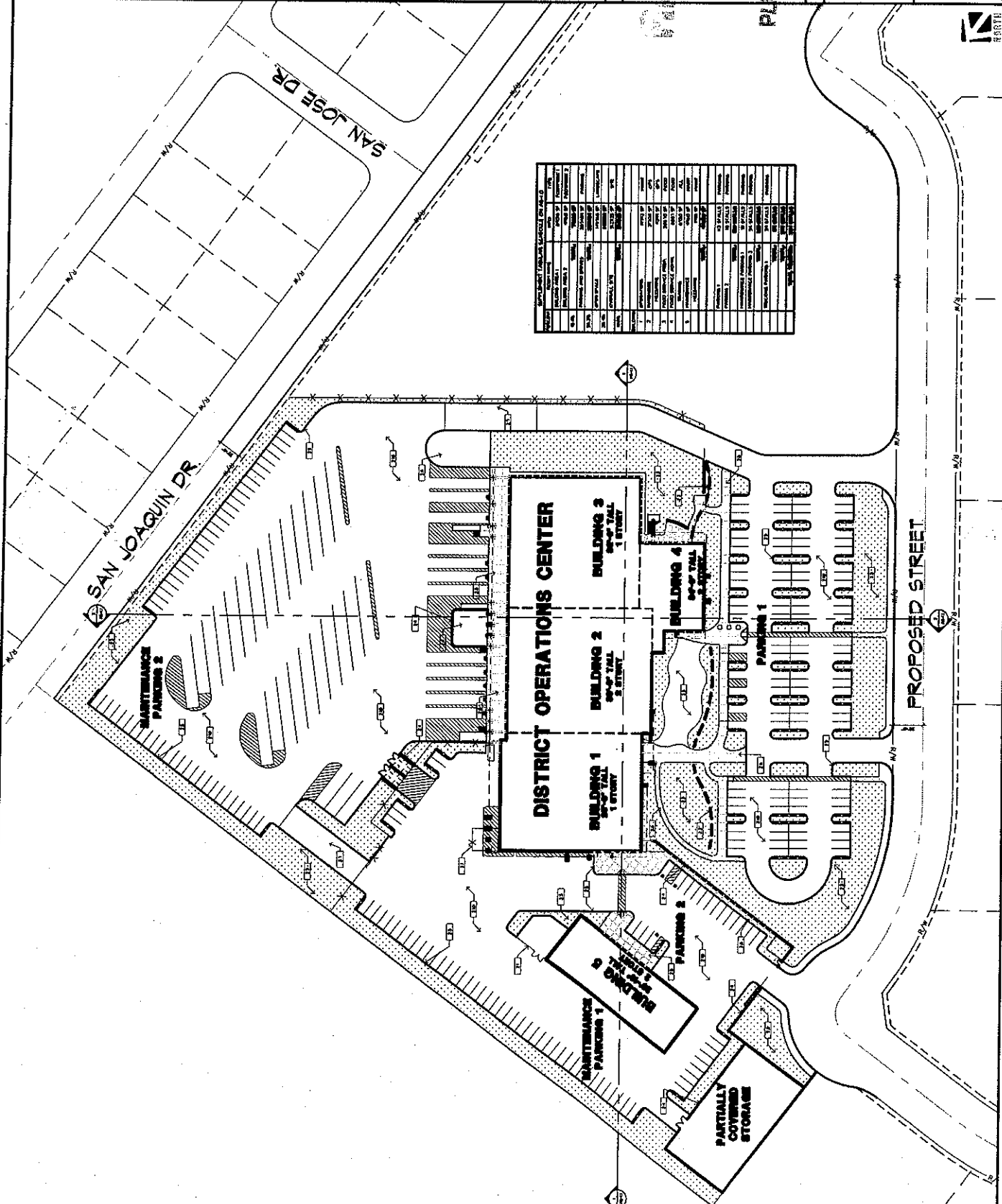
APPROVALS

SITE PLAN

DISTRICT OPERATIONS CENTER
 PALM SPRINGS, CALIFORNIA
 PALM SPRINGS UNIFIED SCHOOL DISTRICT

Rubhuo Rahnant Clarke
 DISTRICT OPERATIONS CENTER
 PALM SPRINGS UNIFIED SCHOOL DISTRICT

NO.	DATE	DESCRIPTION
1	04-11-09	APPROVED FOR CONSTRUCTION
2	04-11-09	APPROVED FOR CONSTRUCTION
3	04-11-09	APPROVED FOR CONSTRUCTION
4	04-11-09	APPROVED FOR CONSTRUCTION
5	04-11-09	APPROVED FOR CONSTRUCTION
6	04-11-09	APPROVED FOR CONSTRUCTION
7	04-11-09	APPROVED FOR CONSTRUCTION
8	04-11-09	APPROVED FOR CONSTRUCTION
9	04-11-09	APPROVED FOR CONSTRUCTION
10	04-11-09	APPROVED FOR CONSTRUCTION



NO.	DESCRIPTION	AREA (SQ. FT.)	TYPE	REMARKS
1	BUILDING 1	10,000	OFFICE	80'-0" TALL, 1 STORY
2	BUILDING 2	20,000	OFFICE	80'-0" TALL, 3 STORIES
3	BUILDING 3	10,000	OFFICE	80'-0" TALL, 1 STORY
4	BUILDING 4	20,000	OFFICE	80'-0" TALL, 3 STORIES
5	MAINTENANCE PARKING 1	5,000	PARKING	
6	MAINTENANCE PARKING 2	5,000	PARKING	
7	PARTIALLY COVERED STORAGE	5,000	STORAGE	
8	LANDSCAPING	10,000	LANDSCAPING	
9	UTILITIES	5,000	UTILITIES	
10	DRIVEWAYS	5,000	DRIVEWAYS	
11	WALKWAYS	5,000	WALKWAYS	
12	BIKEWAYS	5,000	BIKEWAYS	
13	LANDSCAPING	5,000	LANDSCAPING	
14	UTILITIES	5,000	UTILITIES	
15	DRIVEWAYS	5,000	DRIVEWAYS	
16	WALKWAYS	5,000	WALKWAYS	
17	BIKEWAYS	5,000	BIKEWAYS	
18	LANDSCAPING	5,000	LANDSCAPING	
19	UTILITIES	5,000	UTILITIES	
20	DRIVEWAYS	5,000	DRIVEWAYS	
21	WALKWAYS	5,000	WALKWAYS	
22	BIKEWAYS	5,000	BIKEWAYS	
23	LANDSCAPING	5,000	LANDSCAPING	
24	UTILITIES	5,000	UTILITIES	
25	DRIVEWAYS	5,000	DRIVEWAYS	
26	WALKWAYS	5,000	WALKWAYS	
27	BIKEWAYS	5,000	BIKEWAYS	
28	LANDSCAPING	5,000	LANDSCAPING	
29	UTILITIES	5,000	UTILITIES	
30	DRIVEWAYS	5,000	DRIVEWAYS	
31	WALKWAYS	5,000	WALKWAYS	
32	BIKEWAYS	5,000	BIKEWAYS	
33	LANDSCAPING	5,000	LANDSCAPING	
34	UTILITIES	5,000	UTILITIES	
35	DRIVEWAYS	5,000	DRIVEWAYS	
36	WALKWAYS	5,000	WALKWAYS	
37	BIKEWAYS	5,000	BIKEWAYS	
38	LANDSCAPING	5,000	LANDSCAPING	
39	UTILITIES	5,000	UTILITIES	
40	DRIVEWAYS	5,000	DRIVEWAYS	
41	WALKWAYS	5,000	WALKWAYS	
42	BIKEWAYS	5,000	BIKEWAYS	
43	LANDSCAPING	5,000	LANDSCAPING	
44	UTILITIES	5,000	UTILITIES	
45	DRIVEWAYS	5,000	DRIVEWAYS	
46	WALKWAYS	5,000	WALKWAYS	
47	BIKEWAYS	5,000	BIKEWAYS	
48	LANDSCAPING	5,000	LANDSCAPING	
49	UTILITIES	5,000	UTILITIES	
50	DRIVEWAYS	5,000	DRIVEWAYS	

DISTRICT OPERATIONS CENTER

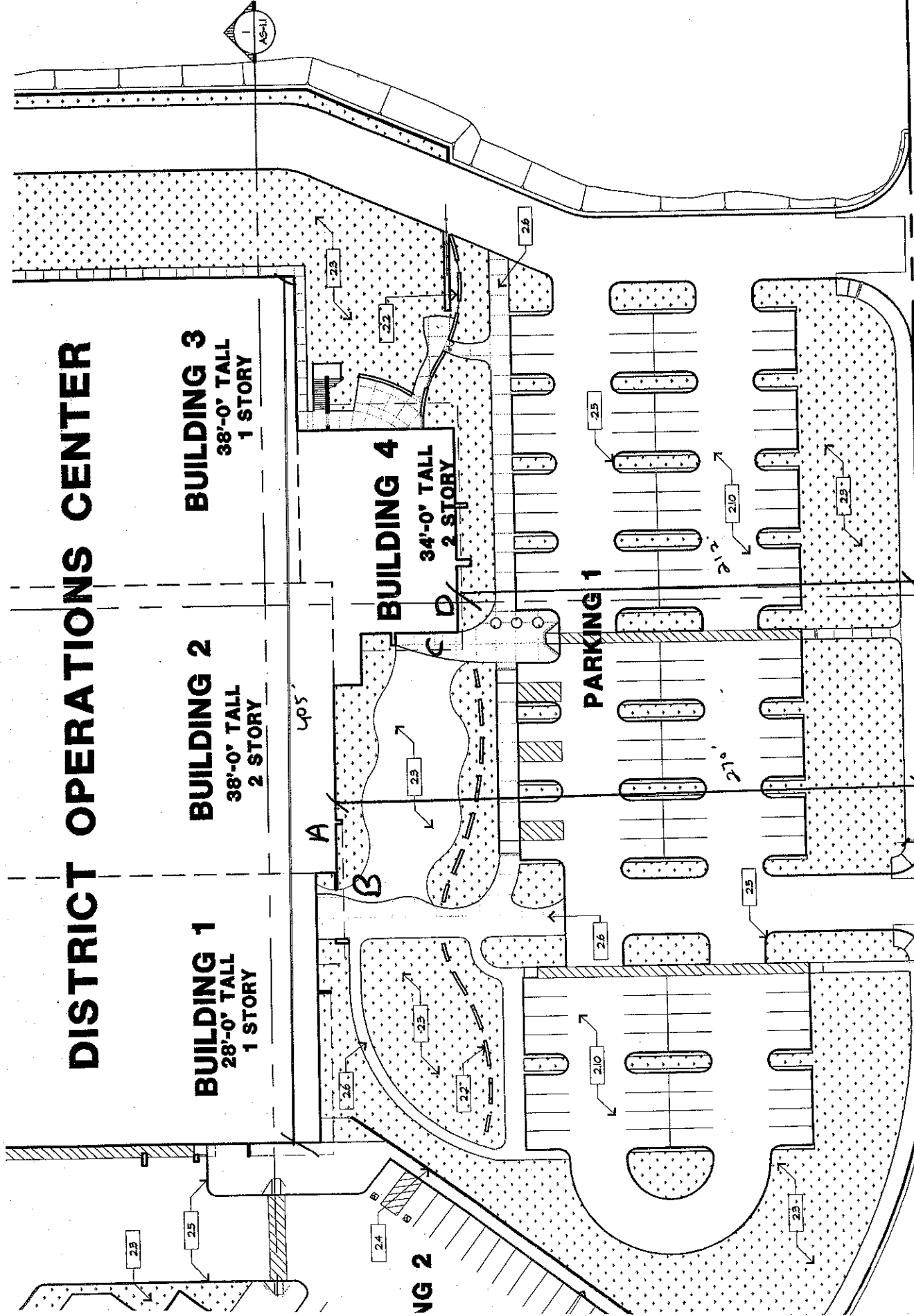
BUILDING 1
28'-0" TALL
1 STORY

BUILDING 2
38'-0" TALL
2 STORY

BUILDING 3
38'-0" TALL
1 STORY

BUILDING 4
34'-0" TALL
2 STORY

PARKING 1



PERCENT
15.4%
56.2%
20.4%
100%
BUILDING
1
2
3
4
5