




City of Palm Springs

Department of Planning Services

MEMORANDUM

Date: March 25, 2013
To: AAC Members
From: Glenn Mlaker, AICP – Assistant Planner 
Subject: 3.3616 MAA – O'Reilly Automotive Store - Restudy

Introduction:

The proposed project by O'Reilly Auto Parts is for the construction of a new 7,881-square foot retail building on a 40,971-square foot pad site; review of site, lighting and landscape plans including building elevations at the Palm Springs Market Place Shopping Center, 1717 East Vista Chino Road

General Plan & Zoning Designation: Neighborhood Community Commercial (NCC) / Community Shopping Center (CSC)

Staff Analysis:

The AAC previously reviewed this project at their February 11, 2013 meeting and recommend a restudy with the following comments followed by Staff analysis:

- 1. Landscape plan to be enhanced with use of varying plant heights, types and quantities; include types of ground cover.*
Applicant has stated that landscape plan has been revised.
- 2. Front building entry to be studied; provide a pronounced entryway.*
Applicant has stated that front entry way has not changed due to site constraints.
- 3. Provide site lighting cut sheets for all proposed fixtures.*
Lighting cut sheets have been submitted to include a pole mounted light fixture; cut-off wall pack focused downward; and recessed lighting at entryway.
- 4. Increased articulation on the north and east building elevations.*
Revised elevations include the use of two separate stucco colors; colored split face block similar to other materials in the shopping center; the use of a tubular steel arbors placed on the east and north building elevation; and increased banding, scoring and other building articulations.

5. *Provide a landscape planter area on west façade between building and sidewalk.*

Revised site plan shows a new three (3) foot wide planter area between the west façade and the parking lot.

6. *Study the location of existing mature palm trees as they relate to possible building signage.*

Mature palm trees to be transplanted and relocated along Cerritos and Vista Chino Roads.

7. *Seek alternate to painting of split face block.*

Revised elevations include the use of colored split face block to match existing block in the shopping center.

8. *Increase landscaping around trash service area.*

Enhanced plantings around the trash area are shown.

9. *Study parking lot layout to reduce drive aisle widths and include an island along the front building parking row; add island adjacent to service area.*

The revised site plan includes two new landscaped islands located adjacent to the service area and in a row of parking at the building entry.

10. *Provide consistent sidewalk widths from site to Vista Chino Road.*

Sidewalk width has been revised.

11. *Parking lot screen wall to have returns.*

Revised plan includes a screen wall with returns.

The proposed building colors include "Softer Tan" for the main stucco body; "Latte" for accent stucco; "Dark Ivy" for the store front glass / metal frame system; and colored split face block to match the shopping center. The proposed steel arbors are to be painted a dark brown color.

Recommendation:

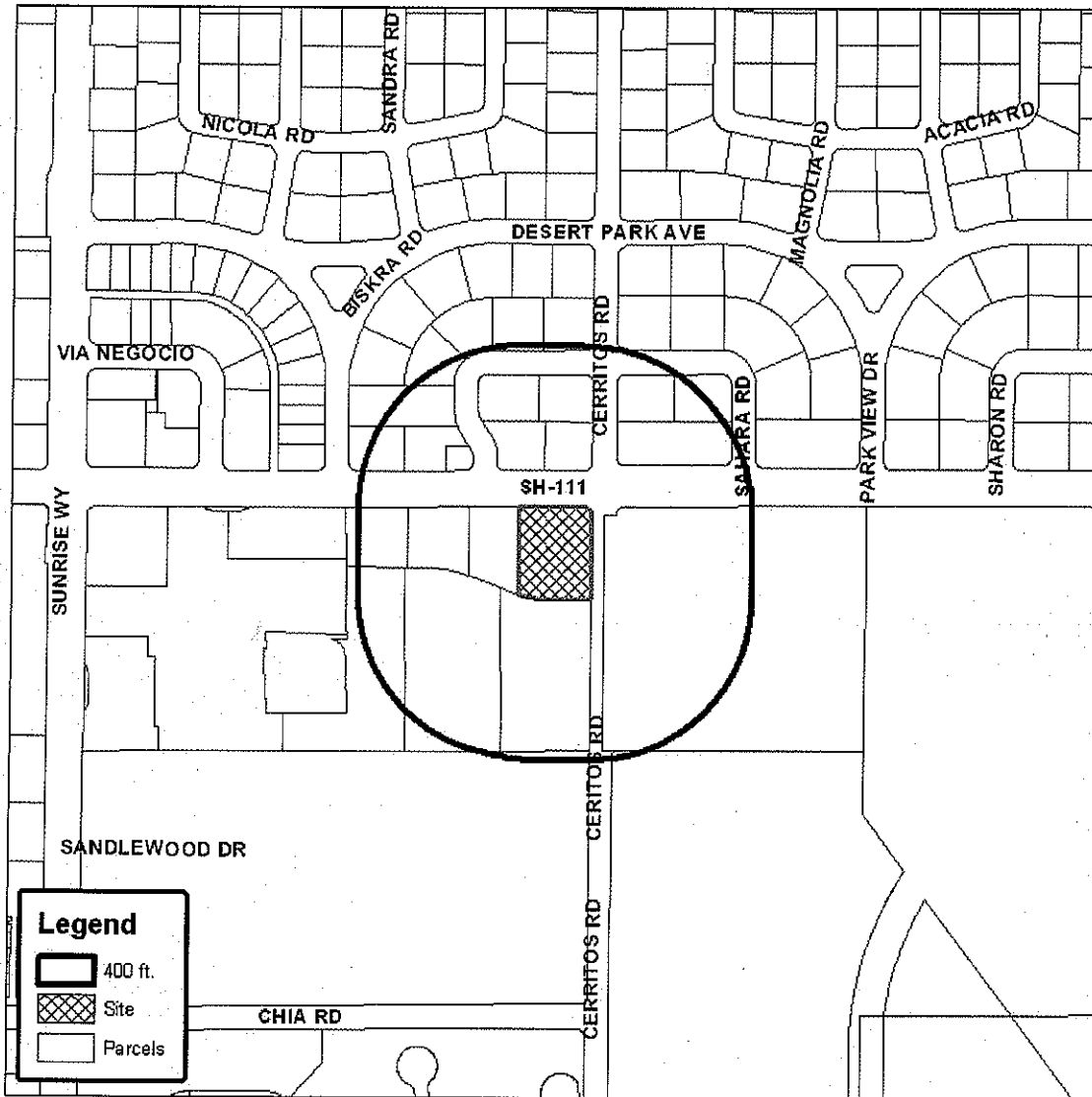
Staff is seeking a recommendation from the AAC to be forwarded to the Planning Commission for final action.

Attachments:

- Vicinity Map
- Site Plan
- Landscape Plan
- Building Elevations



Department of Planning Services Vicinity Map

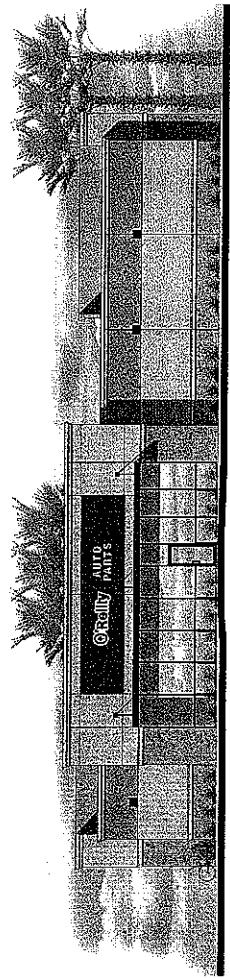


CITY OF PALM SPRINGS

CASE NO: 3.3616 MAJ

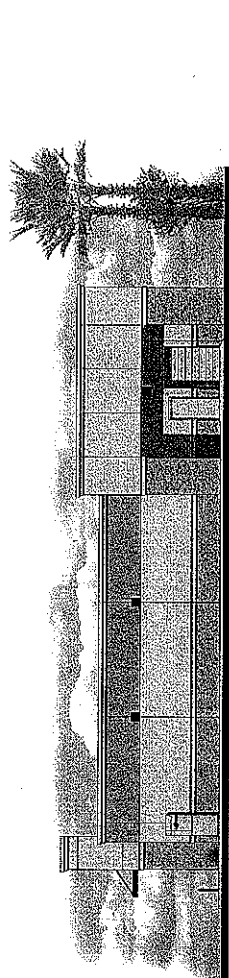
APPLICANT: O'Reilly Auto Parts

DESCRIPTION: O'Reilly Auto Parts for the construction of a new 7,881-square foot retail building including review of site and landscape plan; building elevations and lighting at the Palm Springs Market Place located at 1717 E. Vista Chino Road, Zone CSC, Section 12



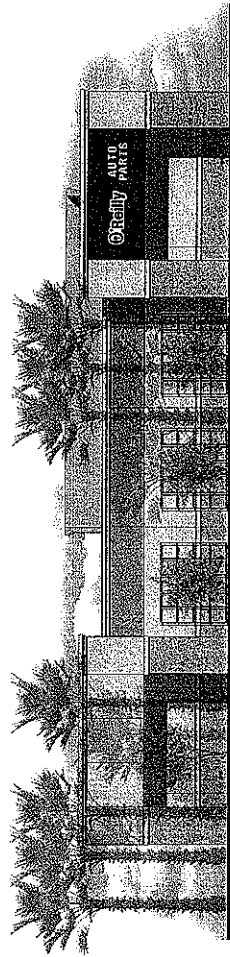
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

DESIGNED BY O'REILLY AND W' AUTO PARTS (S)



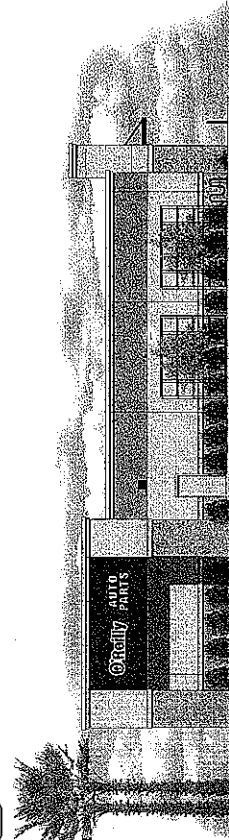
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

DESIGNED BY O'REILLY AND W' AUTO PARTS (S)



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

DESIGNED BY O'REILLY AND W' AUTO PARTS (S)



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

DESIGNED BY O'REILLY AND W' AUTO PARTS (S)

FINISH LEGEND:

	STUCCO-	SHERWIN WILLIAMS "SOFTER TAN" SW6141
	ACCENT STUCCO-	SHERWIN WILLIAMS "LAITE" SW1018
	STUCCO AROUND SIGN-	DRYVET, O'REILLY RED, SHERWIN WILLIAMS STRAUSERS MESH PERFORMANCE COLORANT FACTORY MIXED ONLY
	STORE FRONT-	PAVANEER "DARKLY"
	INTERNALLY COLORED BLOCK-	BLACK COLOR TO MATCH ADJACENT CONSTRUCTION

O'Reilly AUTO PARTS
223 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
417-882-2874 PHONE

COUNTY # 0000
DATE 1-11
REVISION DATE

CE1 of 1

NOT FOR CONSTRUCTION

THOMAS A. LINDBERG
ARCHITECT
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FAX: 417.862.2888
E-MAIL: ARCHIT@O'REILLYAUTOPARTS.COM

VISTA CHINO
PALM SPRINGS, CA
1506 EAST SERRANO, TRAIL #13
SPRINGFIELD, MISSOURI 65804
(PALM SPRINGS #1)

PLANTING SPECIFICATIONS

- The Contractor shall be responsible for planting all plant material as shown on the drawings.
- All plant materials shall be approved by the Owner or his assigned representative on the site prior to planting. Plants shall be supplied with nursery tags attached. Multi-trunk trees, where specified, shall consist of a minimum of three trunks growing from a single crown. Make-ups are not acceptable. Any substitutions must be approved by the Owner prior to shipment of plants to the job site. The Contractor shall assume full responsibility for the performance of substituted varieties.
- The Contractor shall submit color photographs of all plant material 15 gallon size and larger to the Landscape Architect for preliminary approval. Include a typewritten list indicating nurseries where plants may be inspected, including phone numbers and person to contact.
- The Contractor shall perform water percolation tests prior to installing any plant material. Conduct a minimum of 12 tests at different locations distributed throughout the entire site, as approved by the Landscape Architect. Dig holes 3 feet by 3 feet by minimum 30 inches deep, fill with water and allow to completely drain. Refill with water and observe rate of drop over a minimum 24-hour period. Report results to the Landscape Architect. If any hole fails to drain less than one inch per hour over a 24-hour period, do not proceed with any planting without further direction from the Landscape Architect.
- The work of this contract includes import of landscape topsoil fill for planters on grade. Soil fill for planters on grade shall be a natural, friable, sandy loam topsoil free from sticks, stones, foreign matter, alkali, or other harmful substances. It shall have an electrical conductivity of less than 4.0 millimhos per centimeter measured on the saturation extract. It shall have a sodium adsorption ratio of less than 5 as measured on the saturation extract. Boron in the saturation extract shall be less than one part per million. Particle size shall be such that a minimum of 50% of the topsoil is sand, and not more than 35% in silt, by the USDA classification. Submit soils analysis to the Owner for verification. Topsoil shall be installed to achieve relative grades shown on the drawings, and shall be compacted to a dry density of 85% to 90%.
- In all planting areas on grade, add the following amendments per each 1,000 square feet and rotill to a depth of 6":
 - 4 cu. yd. nitrated sawdust
 - 2 lb. soil sulfur
 - 1 lb. iron sulfate
 - 8 lb. 12-12-12 fertilizer
- Plant pits for all shrubs and trees shall be dug to a minimum width of 2 times the container diameter and 1-1/2 times the container depth. Plants shall be set so that the root crown is equal to or up to 1" higher than existing soil grade. Do not allow root crowns to be lower than the surrounding grade.
- Backfill for plant pits on grade shall be:
 - 6 parts by volume site soil
 - 4 parts by volume nitrated sawdust
 - 2 lb. cu. yd. 12-12-12 fertilizer
 - 1 lb. cu. yd. soil sulfur
 - 1/2 lb. cu. yd. iron sulfate
- Rake and smooth grade all planting areas, maintaining proper drainage. Remove all surface stones larger than 1" diameter from shrub areas and all stones larger than 1/2" diameter from lawn areas.
- Sod for turf areas shall be "Marathon" fescue and shall be guaranteed to be sound, healthy, vigorous, and free from scars, markings, weed seeds, plant diseases, and insects or their eggs. All sod shall be freshly cut and shall be fully protected from damage or drying in transit or after delivery. All sod shall be installed within 24 hours after being cut.
- Stake or guy all trees as necessary for support and wind protection, and as shown on the drawings. The Contractor shall be responsible for replacement of any tree damaged by wind during the 12 month guarantee period.
- All trees shall be staked or guyed as detailed, and nursery stakes shall be removed. All trees in lawn areas shall be installed with "Arborguard" type trunk protectors.
- After completion of planting, apply a general purpose pre-emergence herbicide such as "Trelon" or equal to all shrub and groundcover areas. Do not allow spray to drift over lawn area.
- Upon completion of work, restore ground surfaces to required elevations and remove and properly dispose of excess materials, soil and rock, and all debris from the site to the satisfaction of the Owner.
- Upon completion of work, participate in a pre-maintenance inspection with the Owner.
- The Contractor shall provide, as part of this contract, 90 days landscape maintenance. Maintenance shall include care and adjustment of the irrigation system to assure proper watering of plants and lawn. Maintenance shall also consist of weeding, cultivation of planter beds, mowing and edging of lawns, pruning of trees and shrubs, insect and pest control, replacement of dead plant materials of no additional cost to the Owner, and general site clean-up. At the completion of the maintenance period, the Contractor shall apply one application of 15-5-8 fertilizer at the rate of 6 lbs. / 1000 sq. ft. to all planting areas including lawns and groundcover areas.
- At the end of the maintenance period, the Contractor shall request and participate in a final inspection with the Owner.
- All trees shall be guaranteed for a period of one year from the date of final acceptance by the Owner. All shrubs and groundcovers shall be guaranteed for a period of ninety days from the date of final acceptance by the Owner.

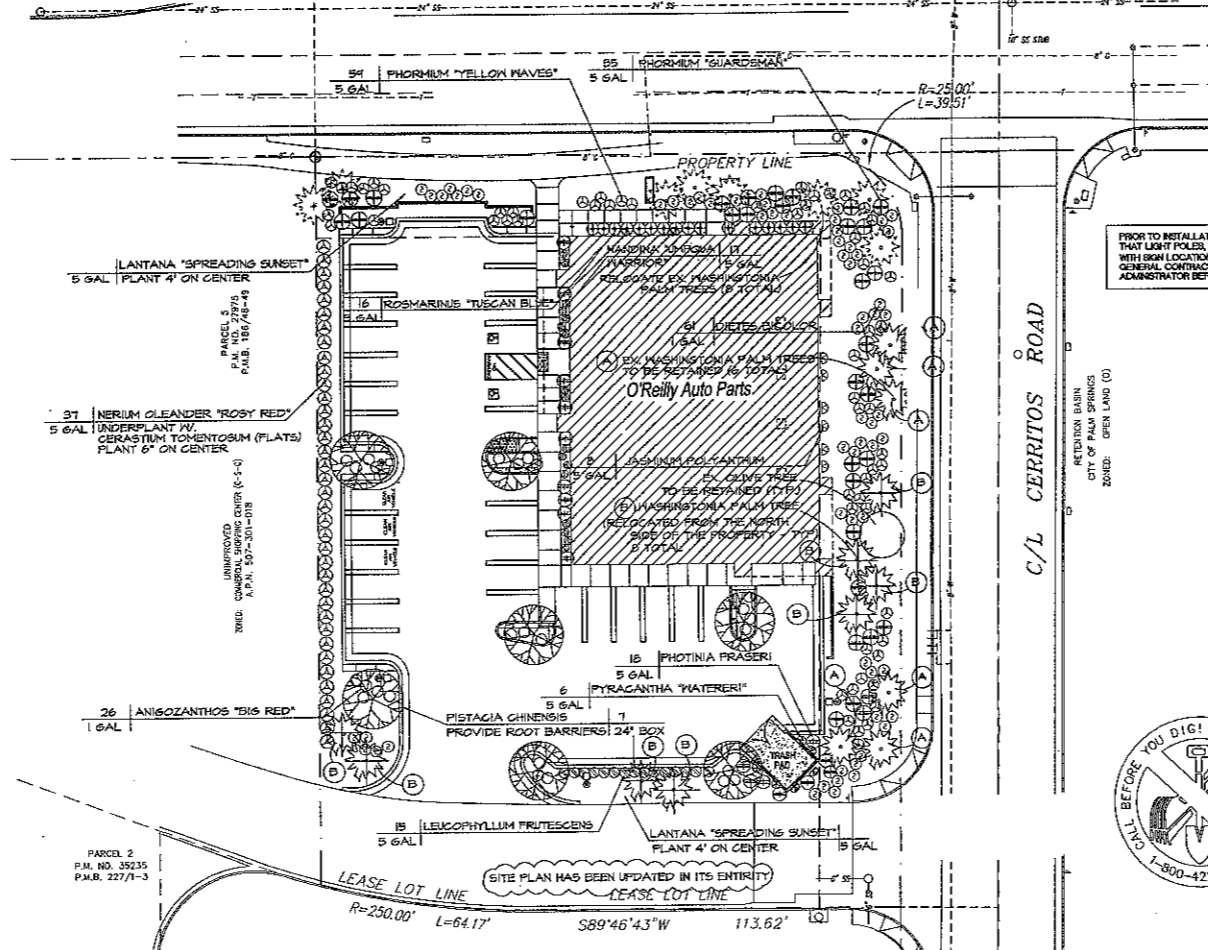
PLANT MATERIAL LEGEND

SYMB	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HT.	WID.	NOTES	DET.
01	PISTAGIA CHINENSIS	GENESE PISTACHE	1	24" BOX	4'0"	4'0"	PROVIDE ROOT BARRIERS 24"	0
02	ANISOZANTHOS "BIG RED"	KAMBERG PAVO	26	1 GAL.				4
03	DIETES BICOLOR	FORTNIGHT LAY	61	1 GAL.				4
04	LEUCOPHYLLUM FRUTESCENS	TEXAS RANUNC	23	5 GAL.				4
05	NERIUM OLEANDER "ROSY RED"		07	5 GAL.				4
06	PHORHILUM "YELLOW NAVES"		09	5 GAL.				4
07	PHORHILUM "SHANDSHAN"		04	5 GAL.				4
08	PHORHILUM "YELLOW NAVES"		04	5 GAL.				4
09	PYRACANTHA "WATERERI"		6	5 GAL.				4
10	ROSMARINUS "TUSCAN BLUE"		16	5 GAL.				4
11	JASMINUM POLYANTHUM		2	5 GAL.				4
12	PHOTINIA PRASERI		16	5 GAL.				4
13	NANDINA "NIPPIGA PARVIFLORA"		17	5 GAL.				4
14	CERASTIUM TOMENTOSUM	SNOW BI-SANNEK		PLANTS			PLANT 4" ON CENTER	4
15	LANTANA "SPREADING SUNSET"			5 GAL.			PLANT 4" ON CENTER	4

PLANTING NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL PLANT MATERIALS FOR TREE PLANTING, BOLLING AND OPERATIONAL PLANT MATERIALS SHOWN ON DRAWINGS. ALL PLANTING MATERIALS SHALL BE SUPPLIED TO THE SITE BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT MATERIALS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT MATERIALS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT MATERIALS.
- THE LANDSCAPE ARCHITECT SHALL REVIEW AND APPROVE ALL PLANT MATERIALS PRIOR TO PLANTING AT THE JOB.
- ALL PLANTS SHALL BE STAKED OR GUYED AS PER PLANT LEGEND AND NOTES.
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 Suite 100
 Los Angeles, CA 90024
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 Fax: (310) 471-1112
 www.wynnlandscape.com



PRIOR TO INSTALLATION GENERAL CONTRACTOR TO VERIFY THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED GENERAL CONTRACTOR TO CONTACT THE O'REILLY PROJECT MANAGER BEFORE PROCEEDING.

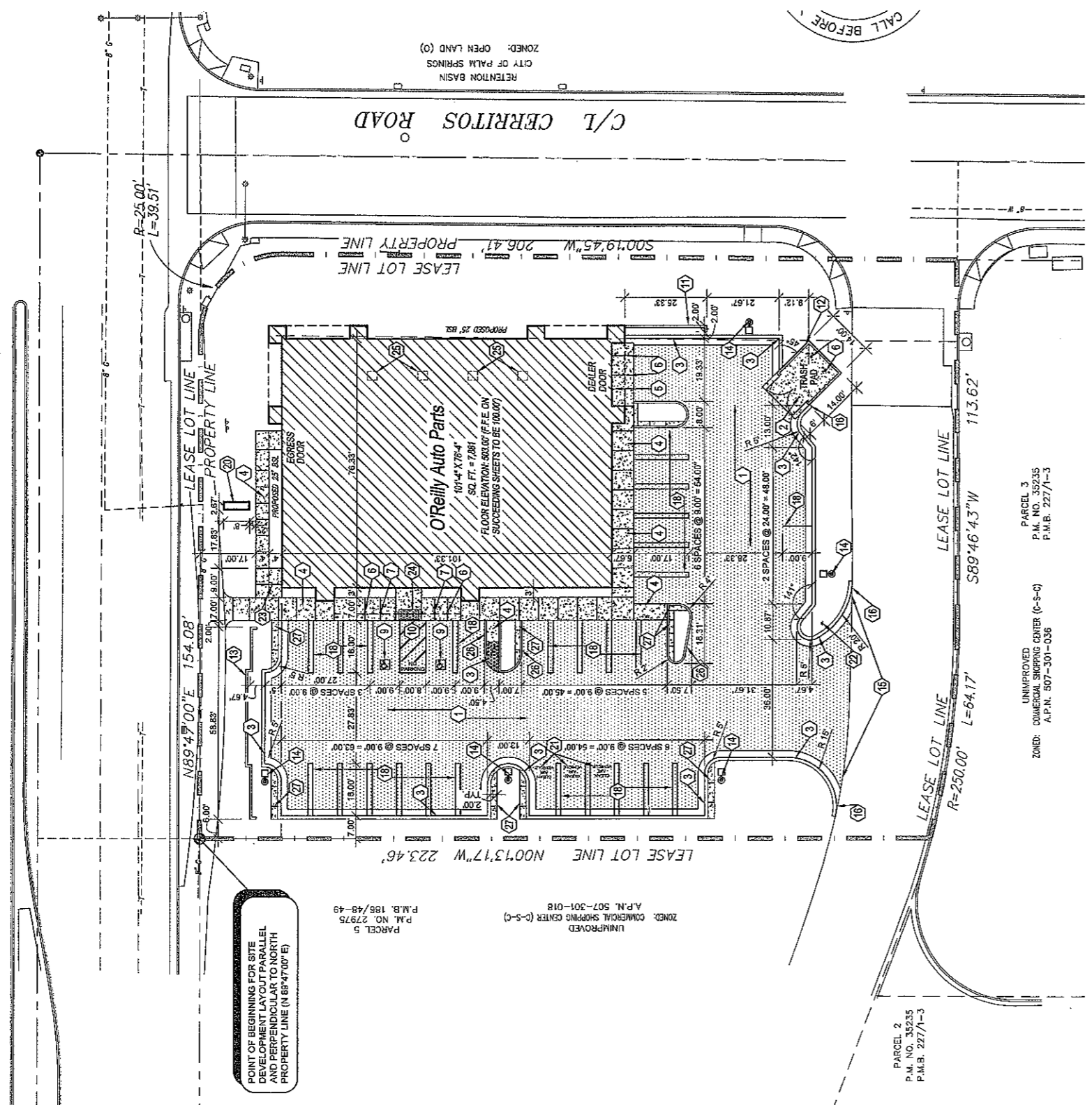


1 PLANTING PLAN
 L-1 SCALE: 1" = 20'-0"

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 FAX: (951) 852-2223
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O'Reilly Auto Parts
 222 W. MAIN ST.
 PALM SPRINGS, CA 92262
 (951) 852-2222

CONTRACT # 3375
 DATE: 11-30-12
 REVISION DATE: 3-08-13
 L-1



POINT OF BEGINNING FOR SITE DEVELOPMENT LAYOUT PARALLEL AND PERPENDICULAR TO NORTH AND PROPERTY LINE (N 88°47'00\"/>

PARCEL 5
 UNIMPROVED
 ZONE: COMMERCIAL SHIPPING CENTER (C-S-C)
 A.P.N. 507-301-018
 P.M. NO. 27975
 P.M.B. 185/48-49

PARCEL 2
 UNIMPROVED
 ZONE: COMMERCIAL SHIPPING CENTER (C-S-C)
 A.P.N. 507-301-018
 P.M. NO. 27975
 P.M.B. 185/48-49

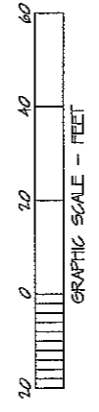
PARCEL 2
 P.M. NO. 35235
 P.M.B. 227/A-3

UNIMPROVED
 ZONE: COMMERCIAL SHIPPING CENTER (C-S-C)
 A.P.N. 507-301-036

PARCEL 3
 P.M. NO. 35235
 P.M.B. 227/A-3

1 SITE DEVELOPMENT PLAN

SCALE: 1" = 20'



REFER TO LANDSCAPE PLANS FOR PLANTINGS



CALL BEFORE

RETENTION BASIN
 CITY OF PALM SPRINGS
 ZONED: OPEN LAND (O)

C/L CERRITOS ROAD