



AGENDA MEMO – PLANNING

PLANNING COMMISSION MEETING DATE: MAY 8, 2013

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT – O'REILLY AUTOMOBILE PARTS –

OWNER: MARKETPLACE PARTNERS

**** STAFF RECOMMENDATION ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
3.3616 MAJ	Staff recommends APPROVAL	

CASE 3.3616 MAJ CONDITIONS

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant proposes to construct a 7,881-square foot retail auto parts building on a 40,971-square foot pad site at the Palm Springs Market Place Shopping Center. The Planning Commission at the April 10, 2013 meeting reviewed and approved the major architectural application to include the site plan, and building elevations. The Planning Commission imposed three additional conditions of approval which are as follows:

1. Revised landscape plan be submitted for final approval by the Planning Commission
2. The applicant to present landscape plan to interested neighborhood organizations.
3. Add a condition of approval prohibiting the repairs of individual automobiles within the O'Reilly Auto Parts store parking lot.

All three Planning Commission imposed conditions have been met.

ISSUES

- Planning Commission expressed concern regarding the condition of the existing landscaping at the Palm Springs Market Place Shopping Center.
- A revised landscape plan to reflect recommendations from the AAC sub-committee. Changes to include increased plant spacing, deletion of unnecessary plan notations, and substitutions of two plant types.
- Review by the Sunrise-Vista Chino Neighborhood Coalition (see Attached Email)

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
3/25/2013	AAC reviewed project and voted 6-0 to recommend approval to Planning Commission with a final review of a revised landscape plan by an AAC sub-committee.
4/4/2013	AAC sub-committee completes review of revised landscape plan and forwards list of revisions to applicant.
4/10/2013	Planning Commission votes 7-0 to approve a major architectural application to include a site plan and building elevations with condition to submit revised landscape plan. Applicant to present landscape plan to neighborhood representatives for review.
4/23/2013	Applicant receives email from Paula Auburn, Chair of the Sunrise-Vista Chino Neighborhood Coalition reporting "no major problems with the proposed plan".

<i>Neighborhood Meeting</i>	
4/23/2013	Representatives from the Sunrise-Vista Chino Neighborhood Coalition review plan and report "no major problems with the proposed plan" via email to applicant.

<i>Field Check</i>	
March 2013	The site contains a large retail shopping center consisting of one grocery store, a gas station, two in-line retail buildings, and six pad sites including two fast food restaurants, and one auto parts store. Proposed new auto parts store to be located on flat vacant site with native vegetation.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Area	Shopping Center – 195,820- square feet O'Reilly Pad Site – 40,971- square feet

<i>Surrounding Property</i>	<i>Existing Land Use</i>	<i>General Plan</i>	<i>Zoning</i>
Subject Property	Vacant	NCC (Neighborhood Community Commercial)	CSC (Community Shopping Center)
North	Office / School	O (Office)	P (Professional)
South	Multi-Family Residential	MDR (Medium Density Residential)	R-2 (Medium Density Residential)
East	Retention Pond	O (Open – Water)	O (Open)
West	Office – Non-Profit	Public	P (Professional)

Pursuant to Section 93.06.00(D)(9) the following standards apply:

<i>Parking Requirement</i>				
<i>Use</i>	<i>Gross Floor Area</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Auto Parts Store	7,881-sq. ft.	1 space per 225 sq. ft. of leasable area = 32 spaces	33 spaces	Yes
TOTAL		32 spaces	33 spaces	Yes

ANALYSIS

The Planning Commission approved the major architectural application to include the site plan and building elevations and requested that a revised landscape plan be submitted for review.

The applicant submitted a revised landscape plan responding to recommendations from the AAC to include increased spacing of plants; the removal of unnecessary plan notations; and relocation, and substitution of two plants.

The applicant presented the landscape plan for review by the Sunrise-Vista Chino Neighborhood Coalition. Staff received an email from Paula Auburn, the Chair of the neighborhood organization stating that “we are pleased to report no major problems with the proposed plan”.

FINDINGS

The Planning Commission at the April 10, 2013 meeting voted 7-0 to approve the Major Architectural approval based upon findings pursuant to Section 94.04.00(D)(1-9) providing guidelines for architectural review.

Finding # 7 states:

*Location and type of planting, with regard for desert climate conditions.
Preservation of specimen and landmark trees upon a site with proper irrigation to insure maintenance of all plant materials.*

The revised landscape plan incorporates recommendations from the AAC sub-committee to include increased plant spacing, deletion of unnecessary plan notations, and substitutions of two plant types. The landscape plan utilizes water efficient planting and includes the preservation of existing mature palm trees at the site perimeter.

**** CONDITIONS ****

Planning

1. Conditions previously approved at the Planning Commission meeting of April 10, 2013 apply.
2. No additional conditions relating to landscape plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

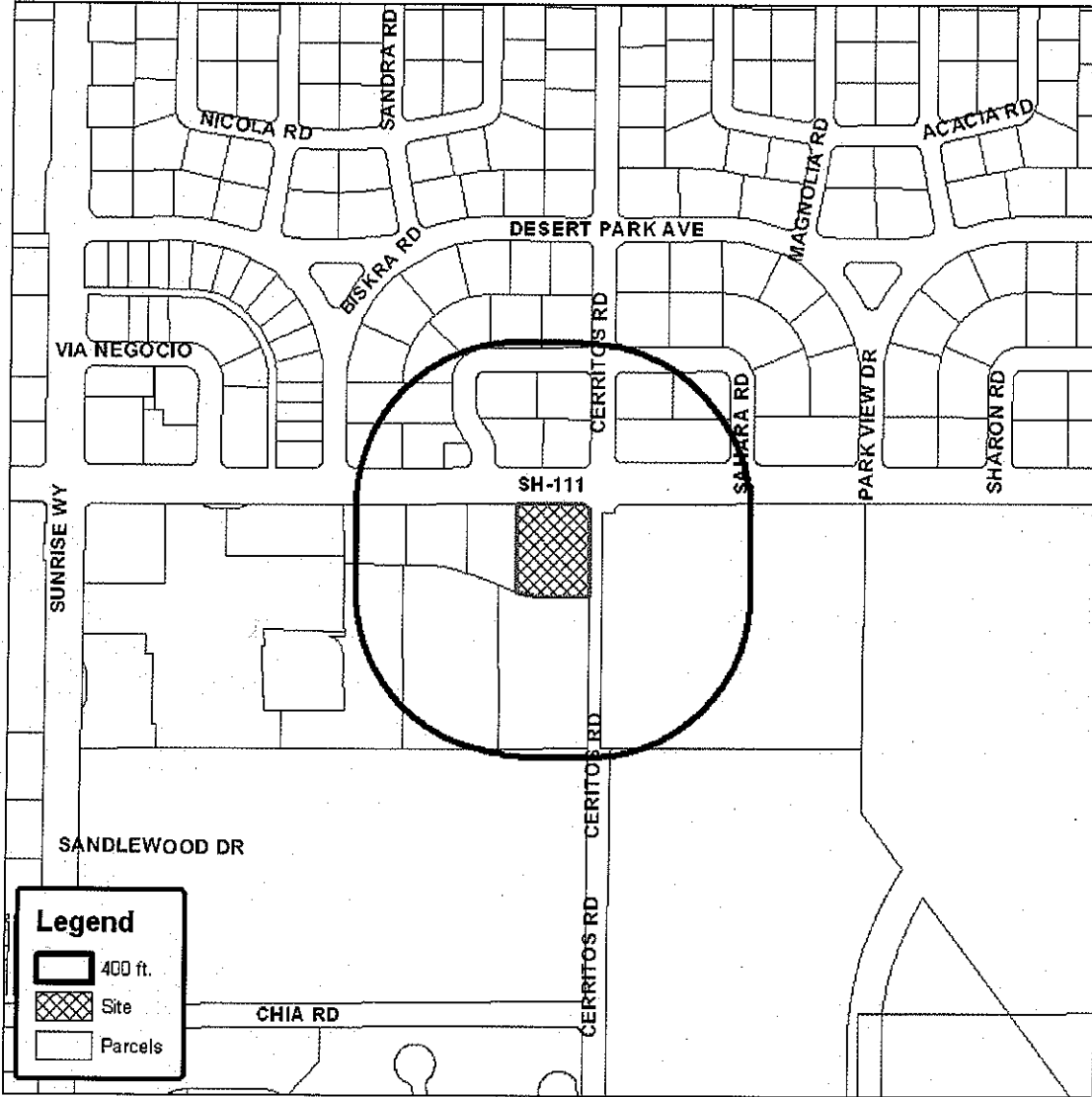
NOTICES MAILED Not required

APPROVALS Planning Commission voted 7-0 to approve major architectural application for site plan and building elevation.

PROTESTS 0



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

Glenn Mlaker

From: Edward Robertson
Sent: Tuesday, April 23, 2013 2:51 PM
To: Margo Wheeler
Cc: Glenn Mlaker
Subject: FW: Case 3.3616 - O'Reilly Auto Parts & Maintenance Issues at Market Place Shopping

Below is an email from Paula Auburn regarding the O'Reilly landscaping.

From: paandkk1@aol.com [<mailto:paandkk1@aol.com>]
Sent: Tuesday, April 23, 2013 11:19 AM
To: Edward Robertson; mbergquist@oreillyauto.com; jdonenfe@sidley.com
Cc: Edwardjdietrich@aol.com; fionalynne@earthlink.net; paandkk1@aol.com; rbic0819@sbcglobal.net; rmyers002@dc.rr.com; JRAMSEY@RREG.COM; steven822@aol.com; celestefaust@comcast.net; rjohnson@desertaidproject.org
Subject: Case 3.3616 - O'Reilly Auto Parts & Maintenance Issues at Market Place Shopping

TO: Planning Commission
FROM: Paula Auburn, Chair, Sunrise-Vista Chino neighborhood Coalition
CCs: Sunrise-Vista Chino Advisory Council
RE: Case 3.3616 - O'Reilly Auto Parts & Maintenance Issues at Market Place Shopping
DATE: April 23, 2013

Thank you to the Commission and to Mr. Bergquist for the opportunity to review the landscaping plans for this project.

After review by several neighbors we are please to report no major problems with the proposed plan. Of course, if additional landscaping were added we would not object. We still contend that when non-profits such as Desert AIDS Project and the Riverside Family Clinic can create beautiful landscapes that commercial projects should be held to at least that level of aesthetics.

We do remain hopeful the Commissioner comments about disallowing on-site auto repairs is adhered to. Our neighborhood also appreciates any help the commission can give to enhanced maintenance and landscaping in the entire Market Place shopping complex.

Thank you for your consideration.

Paula Auburn, Chair
Sunrise-Vista Chino Neighborhood Coalition
760-320-1683
cell: 760-464-4494
paandkk1@aol.com



Wynn Landscape Architects, Inc.

P.O. Box 1440, Topanga, CA 90290
Tel: (310) 455 4245 Fax: (310) 455 4269
e-mail: don.wla@verizon.net

Don Wynn
President

April 23, 2013

Glenn Mlaker
City of Palm Springs
Department of Planning Services
3200 E. Tahquitz Canyon Way
Palm Springs
CA 92262

Re: O'Reilly Palm Springs, CA

We have addressed all of the issues brought up in your last "marked up set of drawings".

The Lantana ground cover has been changed to 6' on center. Symbols have been shown for each plant.

The comment has been added to the Planting Specifications for Item 6 and 8, adding "based on soils report".

Clause 10 has been removed from the specifications.

The old note listed as Note 13 will remain. Yes it is necessary.

16-6-8 fertilizer has been removed from the specifications.

Leucophyllum shrubs have been re-spaced at 5' on center.

Nerium shrubs have been re-spaced at 5' on center.

The plants that were over root balls of any trees have been relocated.

The Photinia shrubs were removed from the site plan.

The Strelitzia shrubs have been changed to Dietes bicolor.

Notes 5, 6 and 7 on the Planting notes have been removed.

Please call me if you have any questions.

Thank you.

Don Wynn





