



## PLANNING COMMISSION STAFF REPORT

DATE: June 11, 2014

SUBJECT: LOLA COFFE LLC – ERNEST COFFEE FOR A CONDITIONAL USE PERMIT TO ALLOW A 1,966-SQUARE FOOT COCKTAIL LOUNGE LOCATED AT 1101 NORTH PALM CANYON DRIVE, ZONE C-1 (CASE 5.0687 CUP) (GM)

FROM: Department of Planning Services

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### SUMMARY

The Planning Commission to review a Conditional Use Permit request for a new 1,966-square foot cocktail lounge consisting of Ernest Coffee and Bootlegger Tiki Bar with 16 outdoor seats and 23 indoor seats located within a mixed-use building.

### RECOMMENDATION:

Approve with conditions.

### ISSUES:

- Proposed location is currently vacant.
- No net increase in parking required.

### BACKGROUND:

#### *Related Relevant City Actions by Planning, Fire, Building, etc.*

8/7/2012	AAC reviewed building repaint and rehabilitation of building
2/12/2013	Staff approves parking lot re-surfacing
2/10/2014	AAC reviews outdoor patio design and recommends approval

#### *Most Recent Ownership/Business*

2/14/2013	Zaleka Partnership LP
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#### *Notification*

5/31/2014	Public hearing notice sent to all property owners within 500 feet.
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<b>Field Check</b>	
May 2014	Staff has visited the site to observe existing conditions

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Building Area	38 residential apartments; 12,269-square feet retail (approximately)
Proposed Site	1,966-square feet – Ernest Coffee and Tiki Bar

<b>Surrounding Property</b>	<b>Existing General Plan Designations</b>	<b>Existing Land Use</b>	<b>Existing Zoning Designations</b>
Subject Property	Office	Retail / Apartments	C-1
North	Office	Retail	C-1
South	Neighborhood Community Commercial	Retail	C-1
East	Office	Retail	C-1
West	Office	Multi-Family Residential	R-2

**BACKGROUND AND SETTING:**

The applicant is requesting approval of a Conditional Use Permit (CUP) to operate a new coffee shop and cocktail lounge called “Ernest Coffee and Bootlegger Tiki Bar” in a vacant 1,966-square foot space located in a mixed-use retail / apartment complex. The existing space is on the corner of North Palm Canyon Drive and Via Lola. The proposed total number of seats to be 23-indoor and 16-outdoor located in a patio area on the south side of the building. Hours of operation for Ernest Coffee to be from 6:00 AM to 6:00 PM; and for Bootlegger Tiki from 4:00 PM to 2:00 AM seven days a week with entertainment to be limited to a DJ playing tiki-inspired tracks. The applicant is seeking a Type 48 liquor license serving beer, wine, and distilled spirits.

The mixed-use building at the corner of Via Lola and North Palm Canyon Drive was built in 1952 consisting of first floor retail shops with apartments above and to the west. The location of the proposed coffee shop and cocktail lounge was once occupied by Don the Beachcomber restaurant and tiki bar.

The parking calculation for the proposed use is pursuant to Section 93.06.00(D)(19) for a mixed-use development over 20,000-square feet which states: “Additional parking need not be provided for restaurants; provided that, no more than 25% of the total floor area of the whole complex is devoted to restaurant use.” The proposed coffee shop and bar will be the only restaurant use in the complex. Off-street parking for the retail uses and apartments is provided on an adjacent parking lot consisting of 53 spaces. Staff has determined that based upon the above analysis, the new coffee shop and cocktail lounge will not require additional scrutiny of parking standards.

## ANALYSIS

*General Plan:* The General Plan designation of the subject site is Office. This designation allows for “*executive and medical offices and retail uses directly related to office operations such as restaurants*”. The subject property is an existing mixed-use complex containing retail businesses and apartments. The addition of a coffee shop and cocktail lounge with a Type 48 liquor license will advance the goals of the General Plan and provide a service to the office workers and visitors of the Uptown Design District. Therefore, the proposed use is consistent with the General Plan.

*Zoning:* The subject property is General Commercial (C-1). Pursuant to Section 92.09.01(D)(5) of the Palm Springs Zoning Code (PSZC), a cocktail lounge is permitted with the approval of a Conditional Use Permit.

*Parking:* Pursuant to Section 93.06.00(D)(19) of the PSZC, no additional parking is required due to parking standards set forth for a restaurant within a mixed-use development over 20,000-square feet.

### *Safety and Security*

Staff requested comments and recommendations on the proposal from the Fire and Police Departments. The Fire Department indicated that there were no issues with the use. The Palm Springs Police Department (PSPD) requested that a security plan be a condition of approval for the CUP. A security plan will be reviewed with the applicant in the near future.

## REQUIRED FINDINGS

The Planning Commission must make certain findings in order to approve this Conditional Use Permit pursuant to Section 94.02.00 of the Palm Springs Zoning Code; those findings are analyzed by staff below:

- 1) *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this Zoning Code.*

Section 92.13.01(D)(2) of the Palm Springs Zoning Code permits a cocktail lounge in the C-1 zone when approved under a Conditional Use Permit.

- 2) *That the use is necessary or desirable for the development of the community, is in harmony with the various elements of objectives of the general plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located.*

The use will provide needed service retail, entertainment and gathering space within the Uptown Design District. The proposed use is desirable for the development of the community as it adds to the daytime and nighttime activities available in the

vicinity of Uptown. A coffee shop and cocktail lounge at the proposed location is not anticipated to be detrimental to existing uses or future uses specifically permitted in the C-1 zone.

- 3) *That the site for the intended use is adequate in size and shape to accommodate such use, including yards, setbacks, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses of land in the neighborhood.*

The building at 140 Via Lola is a mixed-use development with street front retail shops and apartments on the second floor and to the west. The proposed coffee shop and cocktail lounge will occupy approximately 1,966-square feet within the existing building. No additional square footage is necessary to accommodate the proposed use. Therefore, the site is adequate in size and shape to accommodate the proposed use.

- 4) *That the site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use.*

The project will occupy a vacant storefront within the Uptown Design District advancing the goal of providing varied shopping and entertainment outlets for nearby office workers and residents. The addition of a coffee shop and cocktail lounge will increase street activity with day and evening business hours. The renovation of the space will not be detrimental to existing and future permitted uses of land in the neighborhood.

- 5) *That the conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare and may include minor modification of the zone's property development standards.*

The proposal is to operate a 1,966-square foot coffee shop and cocktail lounge in an existing building. Conditions of Approval have been included in the attached Exhibit A to ensure that the use operates in a manner which protects the public health, safety and general welfare. These conditions include compliance with the City's noise ordinance, limitations on operating hours and other necessary requirements.

## **CONCLUSION**

The project is consistent with the land use policies of the General Plan and Zoning Code. Staff is able to recommend findings necessary for approval of the proposed use. On that basis, staff is recommending approval of the proposal.

## ENVIRONMENTAL

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project has been determined to be categorically exempt from further environmental review pursuant to Section 15301(a) (Existing Facilities).

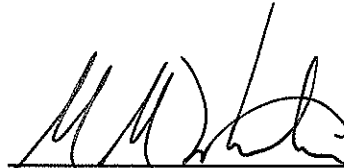
## NOTIFICATION

A public hearing notice was mailed to all property owners within a 500-foot radius of the subject property. As of the writing of this report, staff has not received any public correspondence.



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Glenn Mlaker, AICP  
Assistant Planner



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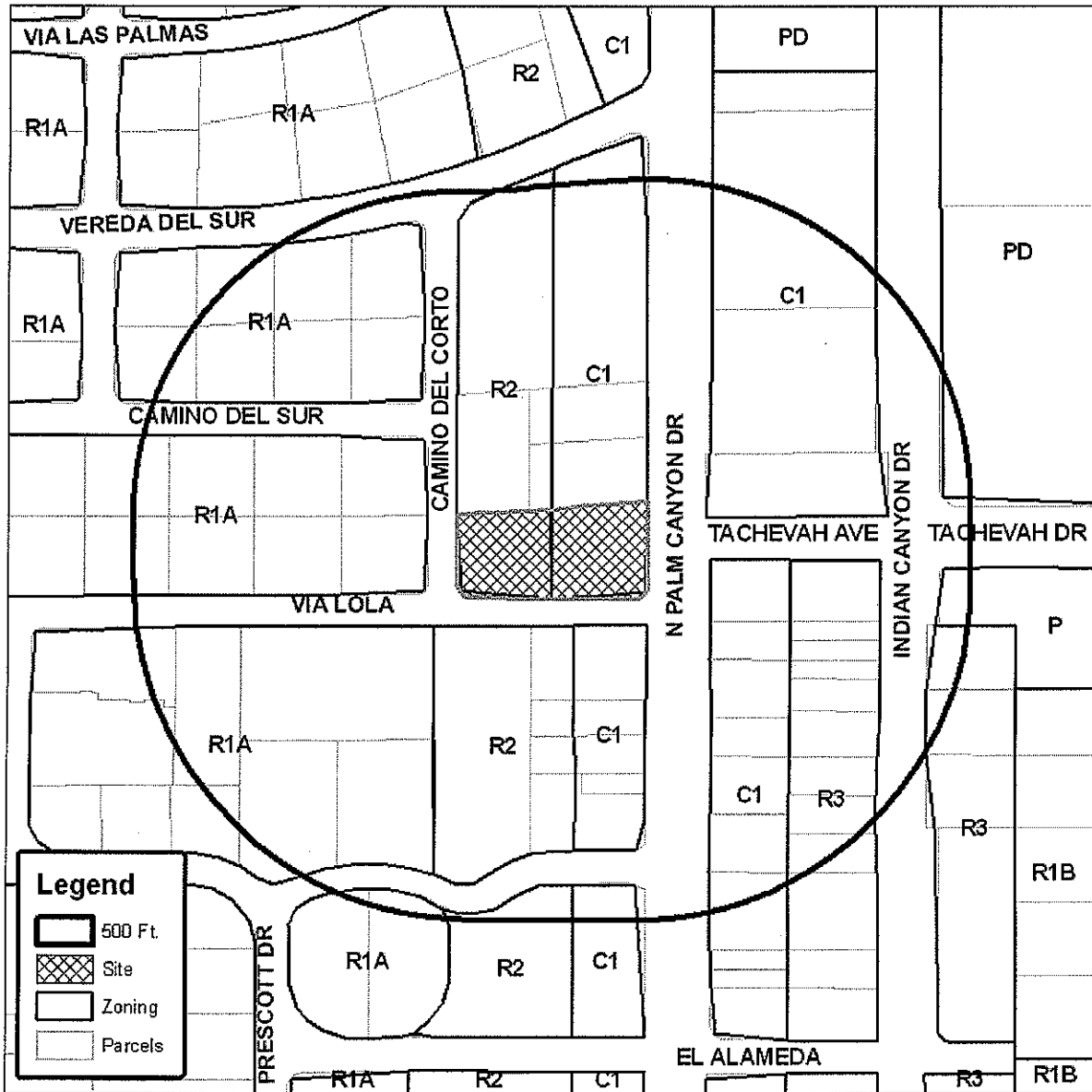
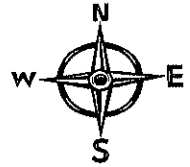
M. Margo Wheeler, FAICP  
Director of Planning Services

## ATTACHMENTS

1. Vicinity Map
2. Draft Resolution with Conditions of Approval
3. Justification Letters
4. Interior Layout
5. Exterior Elevations



# Department of Planning Services Vicinity Map



## CITY OF PALM SPRINGS

**CASE NO:** 5.0687 CUP

**APPLICANT:** Lola Coffee LLC,  
dba Ernest Coffee

**DESCRIPTION:** A Conditional Use Permit to allow a 1,634-square foot cocktail lounge located at 1101 North Palm Canyon Drive, Zone C-1, Section 10.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE 5.0687, A CONDITIONAL USE PERMIT (CUP) TO ALLOW A COCKTAIL LOUNGE AT 1101 NORTH PALM CANYON DRIVE.

WHEREAS, Lola Coffee LLC ("Applicant") has filed a Conditional Use Permit application with the City pursuant to Section 94.02.00 of the Zoning Code to allow a cocktail lounge use in a 1,966-square foot suite within the mixed-use building known as 140 Via Lola located at 1101 North Palm Canyon Drive, Zone C-1, Section 10, APN: 505-242-013; and

WHEREAS, a cocktail lounge may be permitted in the C-1 (General Commercial) Zone in the Uptown Design District with the approval of a Conditional Use Permit; and

WHEREAS, notice of public hearing of the Planning Commission of the City of Palm Springs to consider Case No. 5.0687 – CUP was given in accordance with applicable law; and

WHEREAS, on June 11, 2014, a public hearing on the application 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 I exemption (Existing Facilities) pursuant to Section 15301 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: Section 94.02.00(B)(6) of the Zoning Code requires the Planning Commission not approve a Conditional Use Permit unless it finds as follows:

- 1) *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this Zoning Code.*

Section 92.13.01(D)(2) of the Palm Springs Zoning Code permits a cocktail lounge in the C-1 zone when approved under a Conditional Use Permit.

- 2) *That the use is necessary or desirable for the development of the community, is in harmony with the various elements of objectives of the general plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located.*

The use will provide needed service retail, entertainment and gathering space within the Uptown Design District. The proposed use is desirable for the development of the community as it adds to the daytime and nighttime activities available in the vicinity of Uptown. A coffee shop and cocktail lounge at the proposed location is not anticipated to be detrimental to existing uses or future uses specifically permitted in the C-1 zone.

- 3) *That the site for the intended use is adequate in size and shape to accommodate such use, including yards, setbacks, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses of land in the neighborhood.*

The building at 140 Via Lola is a mixed-use development with street front retail shops and apartments on the second floor and to the west. The proposed coffee shop and cocktail lounge will occupy approximately 1,966-square feet within the existing building. No additional square footage is necessary to accommodate the proposed use. Therefore, the site is adequate in size and shape to accommodate the proposed use.

- 4) *That the site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use.*

The project will occupy a vacant storefront within the Uptown Design District advancing the goal of providing varied shopping and entertainment outlets for nearby office workers and residents. The addition of a coffee shop and cocktail lounge will increase street activity with day and evening business hours. The renovation of the space will not be detrimental to existing and future permitted uses of land in the neighborhood.

- 5) *That the conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare and may include minor modification of the zone's property development standards.*

The proposal is to operate a 1,966-square foot coffee shop and cocktail lounge in an existing building. Conditions of Approval have been included in the attached Exhibit A to ensure that the use operates in a manner which protects the public health, safety and general welfare. These conditions include compliance with the



City's noise ordinance, limitations on operating hours and other necessary requirements.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case No. 5.0687 – CUP, a Conditional Use Permit to allow a cocktail lounge use located at 1101 North Palm Canyon Drive, subject to the conditions set forth in the attached Exhibit A.

ADOPTED this 11rd day of June 2014.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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M. Margo Wheeler, FAICP  
Director of Planning Services

RESOLUTION NO.

EXHIBIT A

Case 5.0687 CUP  
Ernest Coffee and Bootlegger Tiki Bar

1101 North Palm Canyon Drive

June 11, 2014

**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 5.0687 CUP, except as modified the conditions below.
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped June 3, 2013, including site plans, architectural elevations, exterior materials and colors, and landscaping, on file in the Planning Department except as modified by the 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 5.0687 CUP. 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. Time Limit on Commencement of Use. The time limit for commencement of the use authorized by this conditional use permit shall be two (2) years from the effective date of approval. A conditional use permit shall become effective after an elapsed period of fifteen (15) days from the date of the decision by the commission authorizing the permit.
- ADM 8. 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. Permits will not be issued until the appeal period has concluded.
- ADM 9. Cause No Disturbance. The owner shall monitor outdoor parking areas, walkways, and adjoining properties and shall take all necessary measures to ensure that customers do not loiter, create noise, litter, or cause any disturbances while on-site. The owner and operator shall ensure that at closing time, all customers leave the property promptly and that the property is clean and secure before the owner/operator leaves the premises. The Police Chief, based upon complaints and/or other cause, may require on-site security officers to ensure compliance with all City, State, and Federal laws and conditions of approval. Failure to comply with these conditions may result in revocation of this permit, temporary business closure or criminal prosecution.

- ADM 10. Grounds for Revocation. Non-compliance with any of the conditions of this approval or with City codes and ordinances, State laws; any valid citizen complaints or policing and safety problems (not limited to excessive alcohol consumption, noise, disturbances, signs, etc) regarding the operation of the establishment; as determined by the Chief of Police or the Director of Building and Safety, may result in proceedings to revoke the Conditional Use Permit. In addition, violations of the City Codes and Ordinances will result in enforcement actions which may include citations, arrest, temporary business closure, or revocation of this permit in accordance with the law.
- ADM 11. Comply with City Noise Ordinance. This use and property 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.
- ADM 12. Conditional Use Permit Availability. The applicant shall provide a copy of this Conditional Use Permit to all buyers and potential buyers.

#### **PLANNING DEPARTMENT CONDITIONS**

- PLN 1. Alcohol Sales. The Conditional Use Permit authorizes the sale of beer, wine, and distilled spirits from within 1101 North Palm Canyon Drive.
- PLN 2. Seating Count The applicant shall be limited to the total number of 39 seats (23 inside and 16 outside) as shown in the approved plan. Any deviation from these numbers shall require prior approval by the Planning Commission. The applicant shall maintain the minimum clearance as specified by the Fire Department between the patio exit and the outdoor tables and chairs.
- PLN 3. Hours of Operation. The operating hours for Ernest Coffee shall be 6:00 AM to 6:00 PM daily; and for Bootlegger Tiki Bar from 4:00 PM to 2:00 AM daily. Any future modifications to the hours of operation shall require an amendment to this Conditional Use Permit.
- PLN 4. Entertainment. Entertainment to be limited to a DJ playing tiki-inspired music. Any deviation from the general type of entertainment shall require prior approval by the Planning Commission.
- PLN 5. Letter of Convenience or Necessity. The applicant shall obtain a Letter of Convenience or Necessity from the City Council prior to commencement of the alcohol sales use. If the Resolution of Convenience and Necessity is not approved, this CUP application will not be valid.
- PLN 6. 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.

PLN 7. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.

PLN 8. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.

#### **POLICE DEPARTMENT CONDITIONS**

POL 1. Security Plan. Within thirty (30) days of approval of the Conditional Use Permit, the applicant shall agree, in writing, to comply with a security plan that has been approved by the Chief of Police. The business owner or his/her designee shall ensure compliance with the approved security plan at all times. If the Chief of Police has determined that there are continual violations of the security plan, the Conditional Use Permit may be revoked by the City Council, pursuant to Section 94.02.00 of the Zoning Code.

#### **FIRE DEPARTMENT CONDITIONS**

FID 1. Fire permits required.

FID 2. Plan review / approval required for modifications to existing automatic fire sprinklers and fire alarm.

FID 3. Occupant load determination by Building Official.

FID 4. Fire final inspection required prior to issuance of Certificate of Occupancy by Building Official.

#### **BUILDING DEPARTMENT CONDITIONS**

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

**END OF CONDITIONS**

May 1, 2014

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

RECEIVED

MAY 05 2014

PLANNING SERVICES  
DEPARTMENT

5.0687

To Whom it May Concern,

Please find here a justification letter as part of our Conditional Use Permit application for Lola Coffee LLC located at 140 W Via Lola Unit 1101, formerly a Don the Beachcomber tiki bar and restaurant. In honoring the historic use of the space we are applying for a liquor license to continue the tradition of providing a vibrant hub for the community to enjoy.

Lola Coffee LLC is the parent company doing business as Ernest Coffee and Bootlegger Tiki. Ernest Coffee will provide patrons with a contemporary, bright space and will serve Stumptown Coffee and locally sourced pastries. Bootlegger Tiki will offer hand mixed, high quality craft cocktails and a uniquely curated and authentic tiki-inspired space.

This is a tenant improvement project. Together, these two businesses require both the interior and exterior redevelopment of 1131 square feet of under-utilized and vacant property along North Palm Canyon Drive. This development has required architectural changes as follows - including the need to update both building and fire codes, meet new ADA requirements, and rectify the bootlegged electrical system. The scope of work includes the remodel and upgrade of two existing vacant retail/office spaces and the addition of an outdoor patio and seating. These improvements are substantial in nature and will bring this vacant space up to current building and safety codes. These improvements will not result in any negative environmental impacts.

This business will create 12 jobs.

Ernest Coffee will be open from 6am - 6pm daily. Bootlegger Tiki will be open from 4pm to 2am daily.

The state licenses applied for include the Building Permit, Business License, Certificate of Occupancy and Department of Environmental Health Permit (upon completion).

The project meets and supports existing City regulations for all of the findings of approval per the Palm Springs Zoning Ordinance as follows:

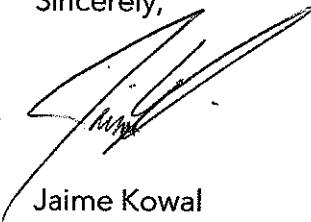
- a. The use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this Zoning Code;

- b. The use is desirable for the development of the community in providing products and services not currently offered in the area, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located;
- c. The site for the intended use is adequate in size and shape to accommodate such use, including yards, setbacks, walls or fences, landscaping and other features required;
- d. The site for the proposed use relates to streets properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use;

It is our intention to open Ernest Coffee in late spring, and Bootlegger Tiki in early fall. We strongly believe that by bringing these two concepts to the community, we will help to provide a much desired catalyst in the continued rejuvenation of the North Design District.

Thank you for your time and support of Lola Coffee, LLC.

Sincerely,



Jaime Kowal  
Managing Member, Lola Coffee LLC

May 19, 2014

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

RE:  
Lola Coffee LLC  
Pending Liquor License #544914

To Whom it May Concern,

In accordance with the provisions of Section 23958.4 of the California Business and Professions Code, this letter is provided to support a finding that Public Convenience and Necessity would be served by the issuance of a liquor license for Lola Coffee LLC.

Lola Coffee LLC is the parent company doing business as Ernest Coffee and Bootlegger Tiki both located at 1101 North Palm Canyon Drive. Ernest Coffee will provide patrons with a contemporary, bright space and will serve high quality Stumptown Coffee and locally-sourced pastries baked fresh every morning including gluten free options. Bootlegger Tiki will offer hand mixed, high quality rum-based craft cocktails and a uniquely curated and authentic tiki-inspired space. In honoring the historic use of the space which was originally a Don the Beachcomber restaurant and tiki bar, we are applying for a liquor license to continue the tradition of providing a vibrant hub for the community to enjoy. The concept of tiki and craft cocktails is so integral to our business that we actually named the coffee shop 'Ernest Coffee' after Don the Beachcomber's given name Ernest Raymond Beaumont Gantt, and Bootlegger Tiki after the fact he was a bootlegger.

The coffee shop and tiki bar will be serving a community that does not currently have many if any walkable or accessible food and beverage options within close proximity to us. We will service a number of local businesses including realtors, retailers, art galleries and a hospital. We will be open seven days a week offering both local and tourist patrons extremely high quality food and beverage in a design-driven space.

The investment in a liquor license is requested as a service and convenience to our customers as an integral part of the tiki and coffee experience. We will bring in a DJ on weekends to spin original tiki-inspired tracks and are curating a special playlist with a nod to tiki but that is still contemporary in nature. We are using social media to promote the history of the space as well help to propel us into the future. We have built a south-facing patio on the corner of Via Lola and Palm Canyon that will help bring strangers and friends alike together to enjoy the delicious food and beverage options, take a break, and enjoy the atmosphere. We plan on supporting local artists in the space and are curating a historical collection of tiki



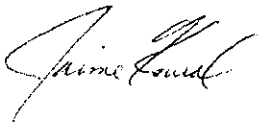
paraphernalia. We have enjoyed meeting our neighbors as we build out the space and everyone is so excited to welcome us to the neighborhood.

We will strive to become a valuable member of the community and will work hard to help the neighborhood achieve their development goal of improving and building upon the North Design District of Palm Springs. Additionally, this business will create 12 jobs.

We trust that the California Department of Alcoholic Beverage Control finds that Public Necessity and Convenience would be served by the issuance of a liquor license to the requested premises.

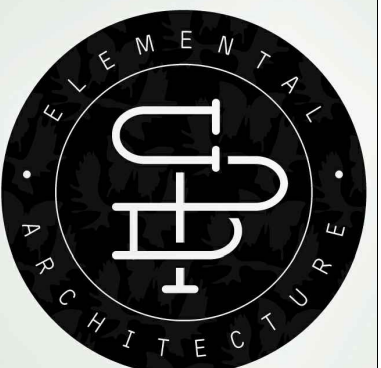
If you have any further questions or require any additional information please do not hesitate to contact me. I can be reached at 760-668-1766. Thank you for your time and support of Lola Coffee, LLC.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jaime Kowal".

Jaime Kowal  
Managing Member, Lola Coffee LLC





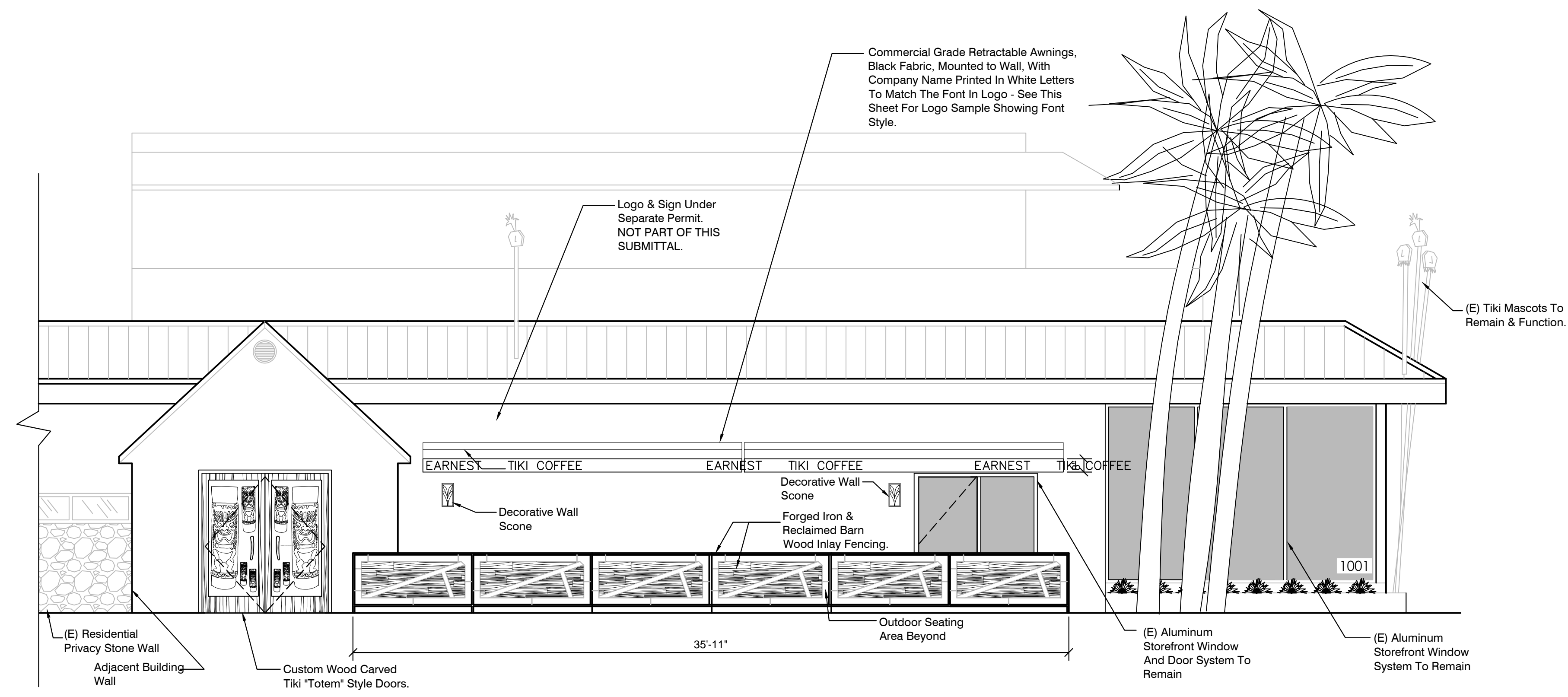
CHRIS PARDO DESIGN  
ELEMENTAL ARCHITECTURE

1520 11th Ave.  
Suite G  
Seattle, WA 98122  
p 206.329.1654

700 E. Tahquitz Canyon Rd.  
Site A  
Palm Springs, CA 92262  
chrispardodesign.com

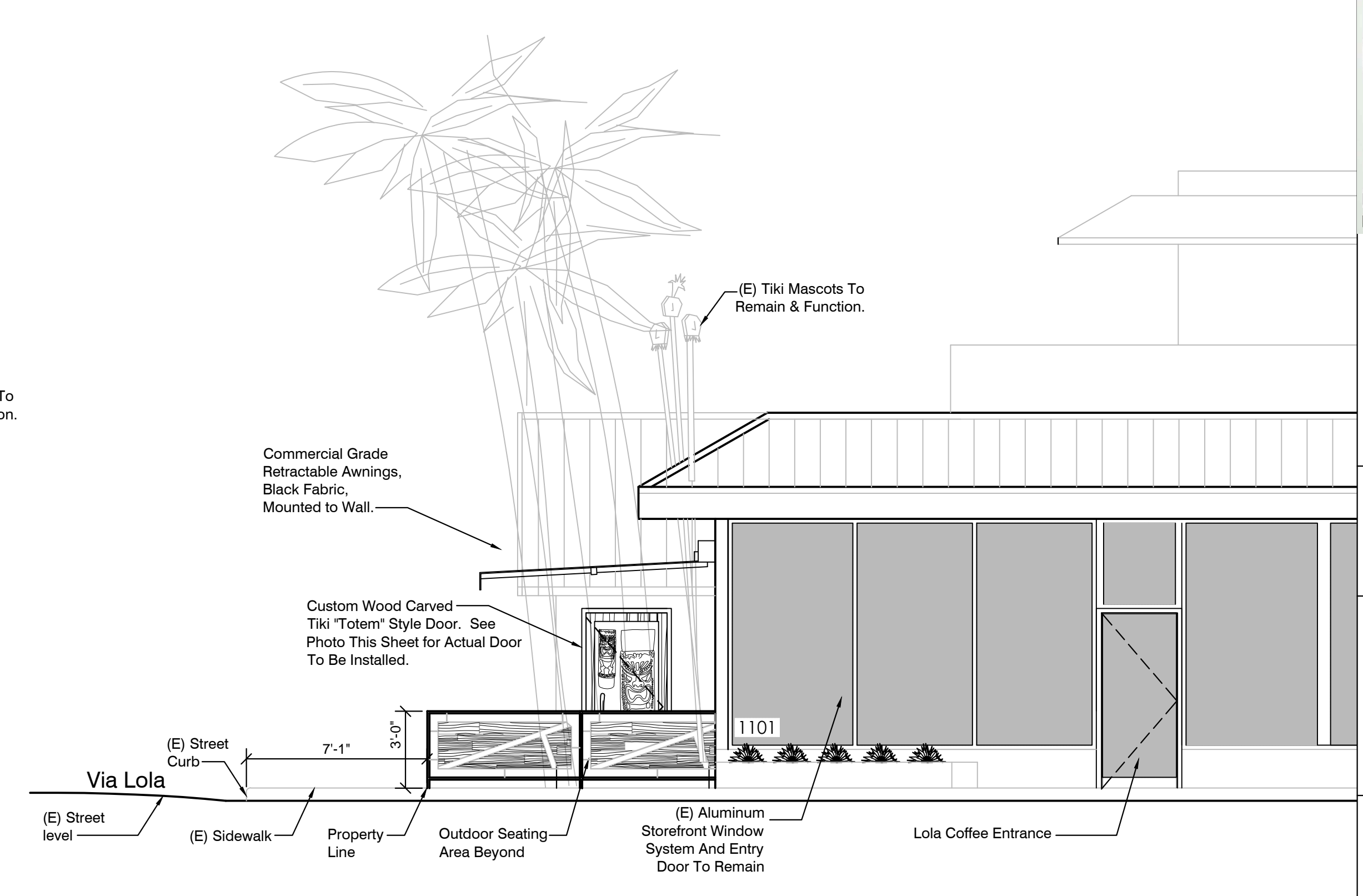
©Chris Pardo Design, LLC 2013  
These drawings were prepared for  
"Ernest Coffee" - a project in Palm  
Springs, CA. They are not intended for  
use on any other project.

Stated drawing scale is based on 36x24  
sheet.



South Exterior Elevation

SCALE: 1/4" = 1'-0"

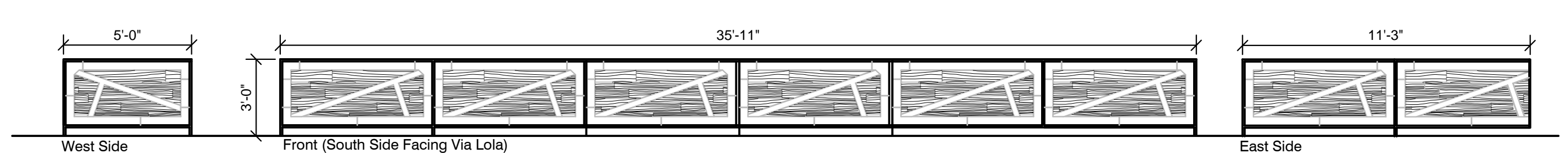


East Exterior Elevation

SCALE: 1/4" = 1'-0"

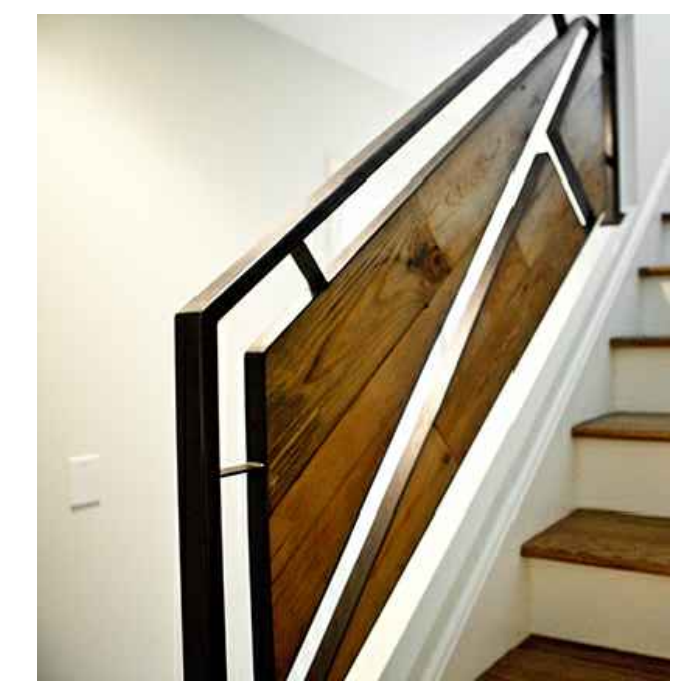
**Ernest Coffee  
& Tiki Bar**

1101 N. Palm  
Canyon Drive  
Tenant  
Improvement  
Project

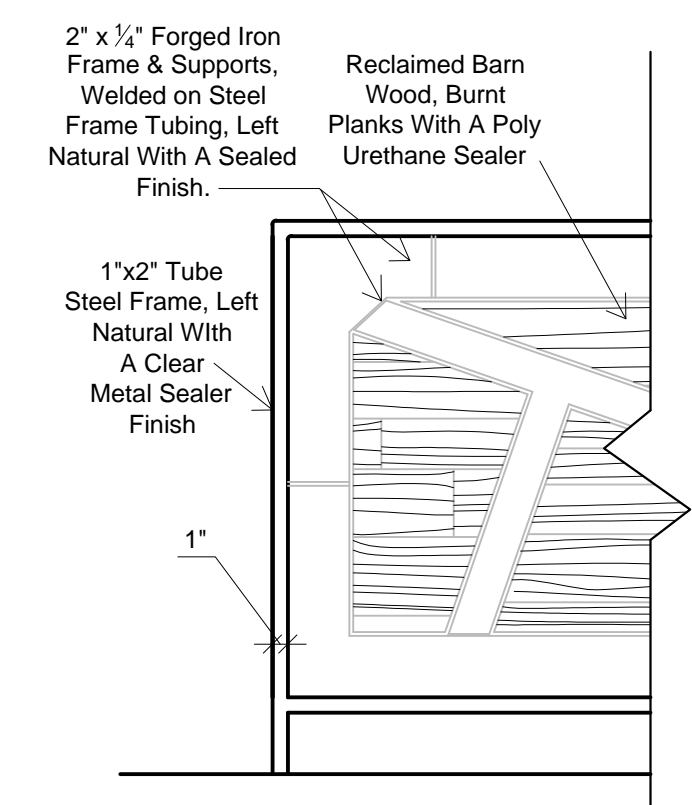


Outdoor Seating Railing

SCALE: 1/4" = 1'-0"

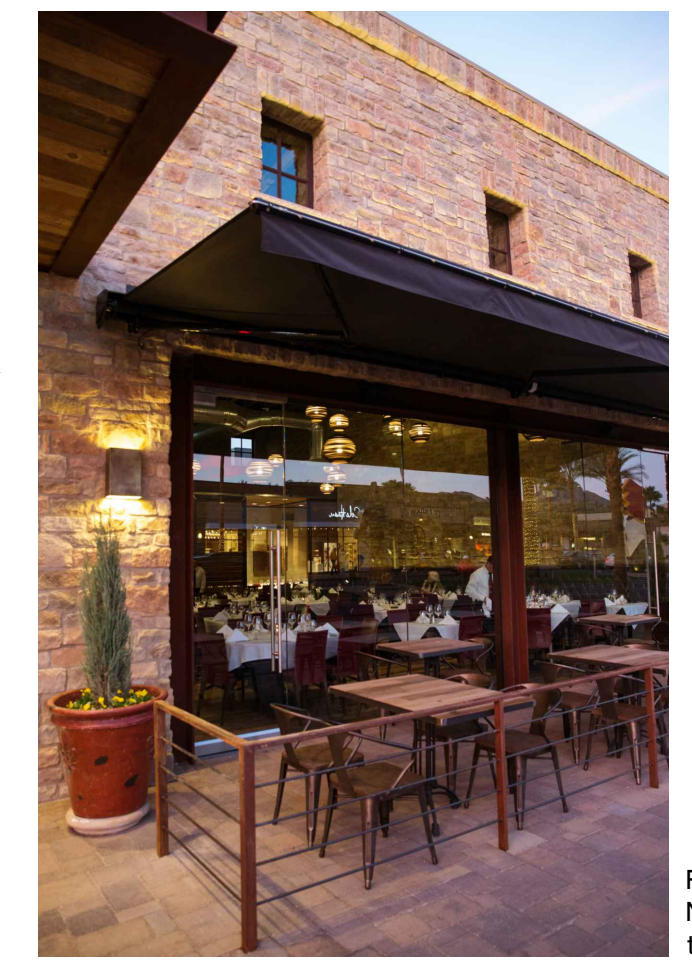


Railing Photo Sample



Railing Detail

SCALE: 1" = 1'-0"



Teak Hand Carved Door To be Installed On New West Door Leading To Outdoor Seating Area. Entry Doors To Be Of Similar Design.

Retractable Fabric Canopy, Black. With Company Name Printed in White Letters To Match The Font in the Logo Sample On Located On This Sheet.

No.	Date	Issue
1	06.29.13	Schematic
2	10.15.13	Health Dept. Submittal
3	09.09.13	AAC PSD Submittal
4	11.07.13	Permit Submittal
5	12.22.13	Plan Check
6	01.23.14	Plan Re-check



Existing Facade on Via Lola

SCALE: NTS



Company Name & Logo, & Branding Identity

SCALE: NTS



EXTERIOR  
ELEVATIONS

Job #: PS008

A3.0

Sheet









**CHRIS PARDO DESIGN**  
ELEMENTAL ARCHITECTURE

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These drawings were prepared for the use of the client in the state of California. They are not intended for use on any other project.  
Scaled drawing scale is based on 3/624 sheet.

**Earnest Tiki Coffee**

**1101 N. Palm Canyon Drive  
Canyon Drive  
Tenant  
Improvement  
Project**

**No. Date Issue**

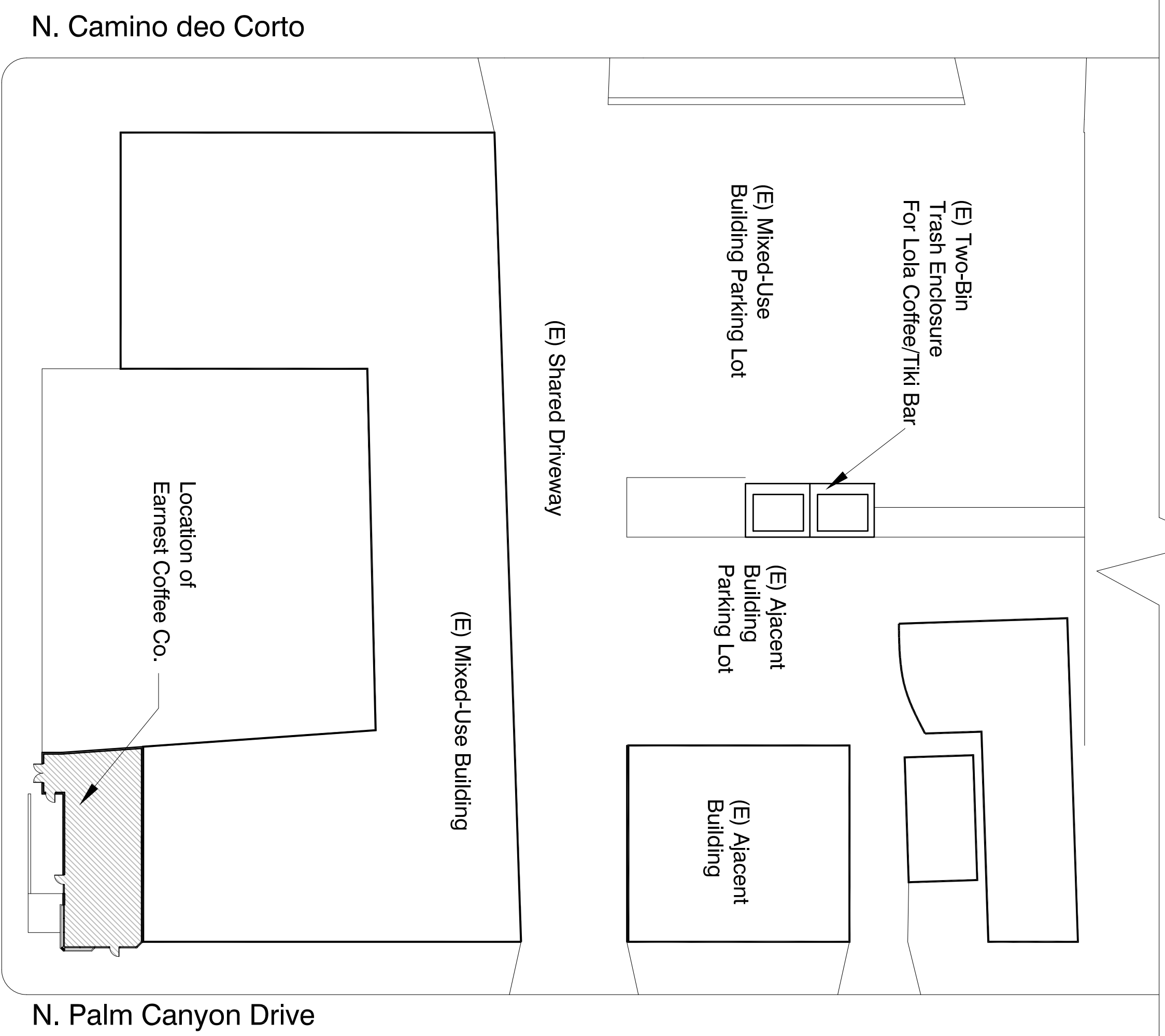
1	06/29/13	Schematic
2	10/15/13	Health Dept. Submittal
3	02/03/14	MC# 202 Submittal
4	11/07/13	Permit Submittal
5	12/20/13	Plan Check
6	01/23/14	Plan Re-check

**SITE  
PLAN**

Job #: PS008

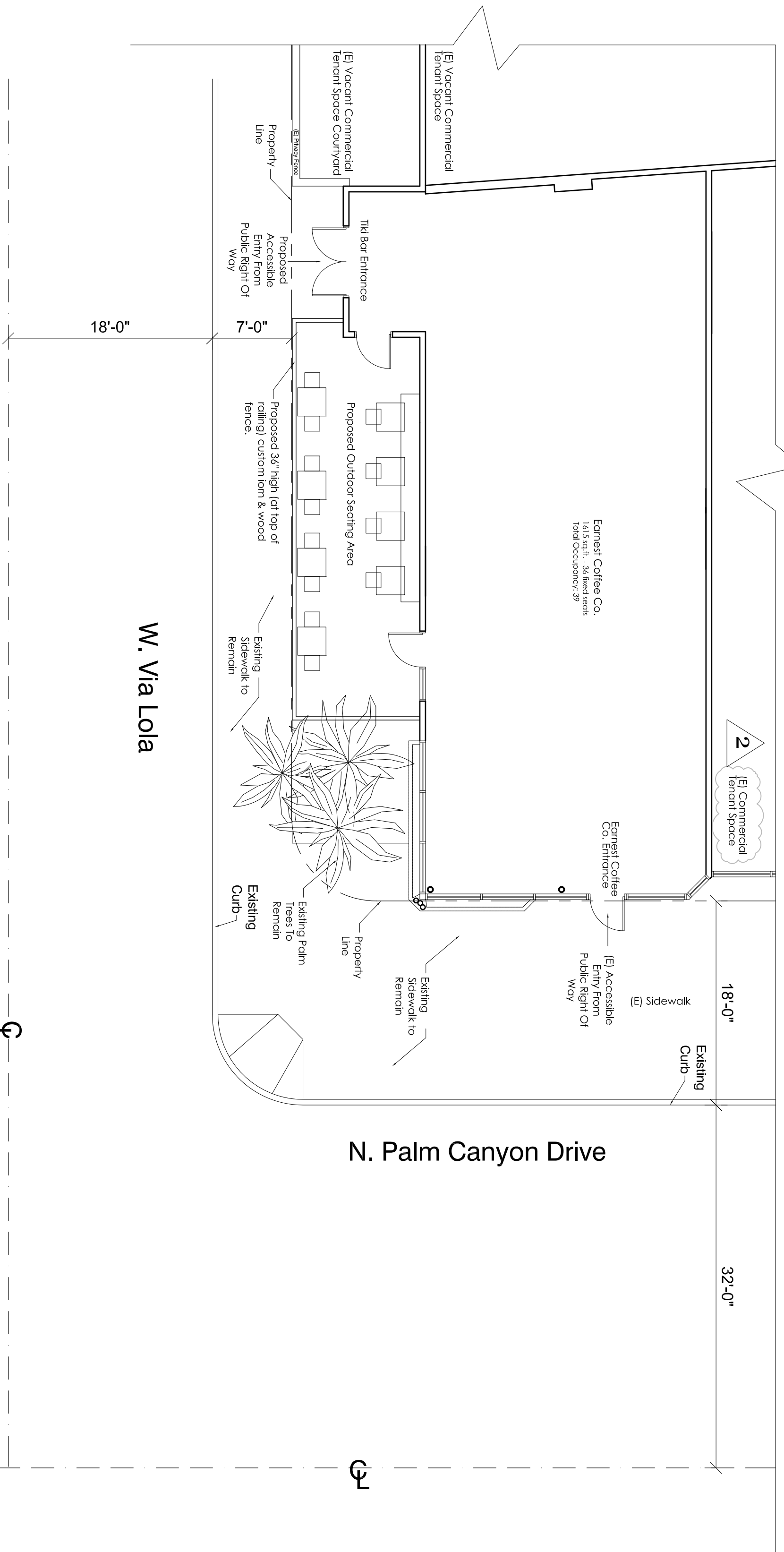
**SP**

Sheet



1101 N. Palm Canyon Drive  
Palm Springs, CA 92262

**PROJECT DESCRIPTION:** Tenant Improvement  
 Project to retrofit the interior of a former gated building, moving / adding house and tiki bar, within an existing rated building, moving / adding non-supporting partition walls and equipment related to the new use. Install storefront doors in the same opening as existing windows on the South West portion of tenant space. One set of doors will be part of the path of travel to the public right-of-way.



**Enlarged Site Plan**  
SCALE: 1/8" = 1'-0"