



# Planning Commission Staff Report

DATE: August 12, 2015

SUBJECT: PALM SPRINGS MOTORSPORTS, LLC FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A DRIVE-THROUGH RESTAURANT ON A 2.64-ACRE SITE THAT IS PARTIALLY DEVELOPED WITH AN EXISTING MOTORCYCLE DEALERSHIP AT 6550 NORTH INDIAN CANYON DRIVE (CASE 3.3870 MAJ).

FROM: Department of Planning Services

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## SUMMARY

The Planning Commission will review a Major Architectural application for the construction of a 1,763-square foot commercial building located adjacent to an existing motorcycle dealership at 6550 North Indian Canyon Drive. The proposed building will operate as a "Subway" restaurant with drive-through service.

## RECOMMENDATION:

Approve, subject to conditions.

## ISSUES:

- Fourteen feet of right-of-way dedication required along Garnet Avenue. An Administrative Minor Modification is automatically granted for reduced setbacks when R-O-W is required. Project conditioned to comply with minimum landscape setback along street.

## BACKGROUND:

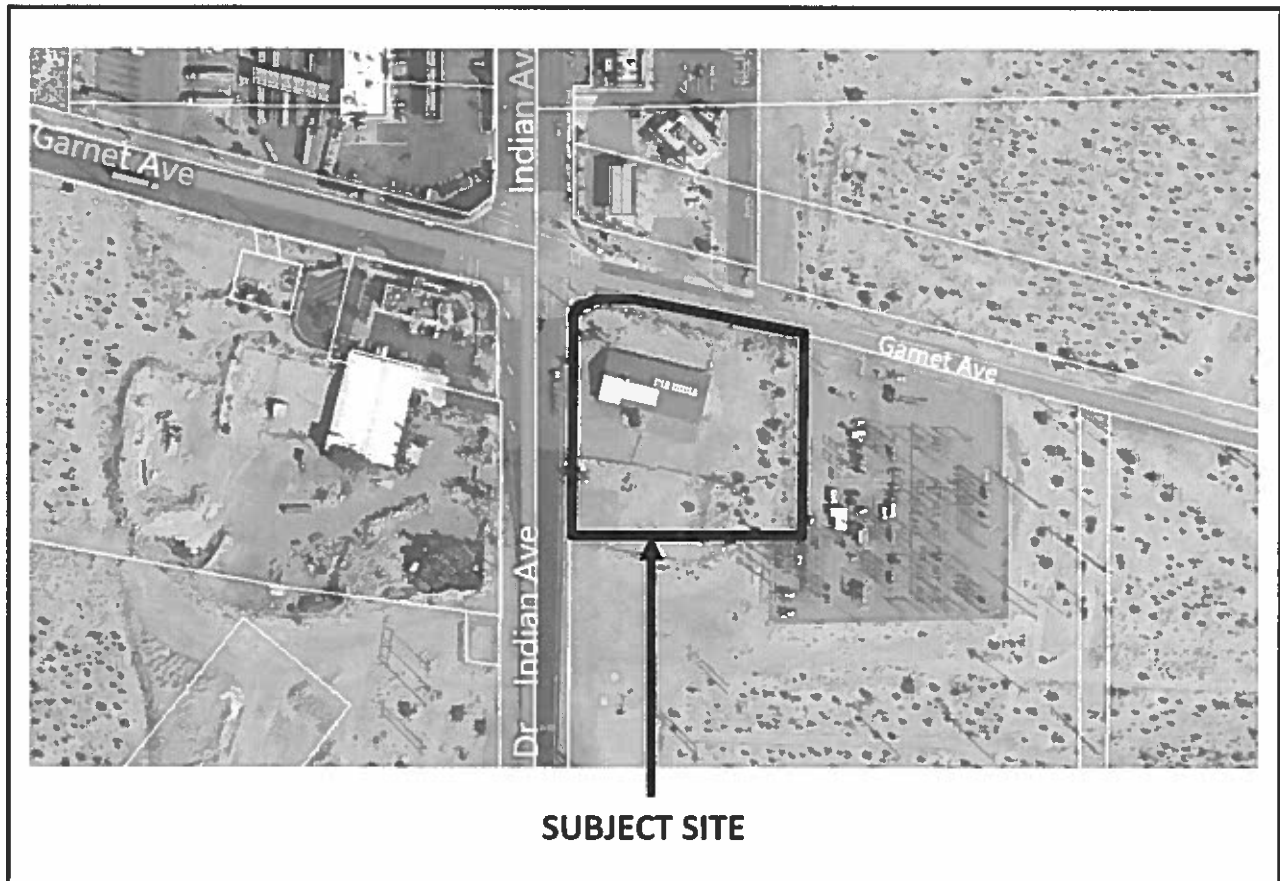
<b><i>Most Recent Ownership</i></b>	
12/10/2014	Palm Springs Motorsports LLC

<b><i>Notification</i></b>	
None	Notification is not required for a Major Architectural Application that is exempt from CEQA

<b>Field Check</b>	
May 2015	Staff visited the site to observe existing conditions.

<b>Site Area</b>	
Gross Area	2.64 acres

<b>Related Relevant City Actions by Planning, Fire, Building, etc...</b>	
1/9/2014	Planning Department staff approved a Minor Architectural Application for exterior enhancements to the existing building.
4/22/2014	Building Department issued re-roof permit for motorcycle dealership.
5/14/2014	Planning Commission issued sign variance for motorcycle dealership signage.
05/26/2015	Architectural Advisory Committee recommended approval subject to: <ol style="list-style-type: none"> <li>1. Multi-trunk/low branch trees to be used in landscape;</li> <li>2. Native sand instead of decomposed granite;</li> <li>3. Replace Asteriscus with Texas Ranger.</li> </ol> (The project is conditioned to comply with these recommendations.)



<b>General Plan, Zoning and Existing Land Uses of Subject Site and Surrounding Area</b>			
<b>Surrounding Property</b>	<b>Existing General Plan Designations</b>	<b>Existing Land Use</b>	<b>Existing Zoning Designations</b>
Subject Property	RBC (Regional Business Commercial)	Partially developed with motorcycle dealership	HC (Highway Commercial)
North	RBC	Gas station (Chevron)	HC
South	RBC	Vacant	HC
East	RBC	Utility substation	HC
West	RBC	Drive-through restaurant (Jack-in-the-Box)	HC

**PROJECT DESCRIPTION:**

The applicant has submitted a Major Architectural Application for the construction of a free-standing restaurant on a partially developed 2.64-acre site located at the southeast corner of North Indian Canyon Drive and Garnet Avenue. The existing 9,000-square foot building was recently renovated to its current state as a motorcycle dealership. The proposed 1,763-square foot building will be located east of the existing building and will share parking and access driveways from both street frontages. A drive-through is proposed as a part of the vehicle circulation.

**ANALYSIS:**

**General Plan**

<b>Land Use Designation</b>	<b>Request</b>	<b>Compliance</b>
<b>Regional Business Center (Industrial – 0.50 FAR, Office – 0.35 FAR, Commercial – 0.50 FAR).</b> RBC is intended to accommodate a wide variety of business activities in a multi-use environment. The RBC will provide job opportunities for the residents of Palm Springs and the whole of the Coachella Valley. Commercial, office, and industrial uses that can be supported by their proximity to the freeway are encouraged in this area. Commercial uses can include retail establishments, hotels, automobile dealerships, and other uses that serve a regional population. Business parks and industrial uses are also envisioned under this land use designation.	Commercial restaurant with 0.10 FAR (includes existing and proposed buildings)	Yes

**Zoning**

**Permitted Uses:**

Restaurants (all types) are permitted by right pursuant to Section 92.14.1.01(A)(4) of the Palm Springs Zoning Code (PSZC).

**Development Standards:**

92.14.1.03 of PSZC	HC Requirements	Proposed Project	Conform
<b>A. Lot Area</b>	2 gross acres	2.64 gross acres	Yes
<b>B. Lot Dimensions</b>			
1. Min. Width	200 feet	339 feet	Yes
2. Min. Depth	200 feet	310 feet	Yes
<b>C. Building Height</b>	30 feet	19 feet	Yes
<b>D. Yards</b>			
1. Street - Garnet Avenue	25 feet not used for parking	25 feet of landscape	Yes, with AMM
- Indian Canyon Drive	25 feet not used for parking	>200 feet	Yes
2. Interior abutting non-residential - east property line	20 feet	25 feet	Yes
- south property line	20 feet	>100 feet	Yes
<b>E. Walls, Fences and Landscaping</b>	20% of lot area shall be landscaped and maintained	To be determined upon site build-out	Yes
<b>F. Site Design</b>	Outdoor customer service and parking areas shall be designed so that they are shielded from prevailing winds and blows and to the greatest degree possible. The planning commission may require a wind break in conjunction with or site plan integration with surrounding properties.	Wind break enclosure proposed at pedestrian entry	Yes
<b>G. Access</b>	Access required from street	Two access points proposed	Yes
<b>H. Coverage</b>	No requirement	10%	Yes
<b>I. Off-street Parking.</b>	Restaurant: 1 space: 35 sq. ft. where public is served or 1 space per 3 seats. Commission may allow up to 15 of required spaces used for pull-through RV and truck parking at 1 RV space per 2 vehicle spaces.  Parking Lot Shading: Trees, of suitable eventual size, spread and climatic conditioning, shall be placed throughout the parking area to provide adequate shade	Restaurant: Service area to be limited to 910 sq. ft. or 79 seats based on 26 proposed parking spaces. No RV / truck parking proposed.  Shading for 11 or 42% of parking spaces provided from 6 Palo Verde trees	Yes  Yes



	for 40% of the parking area, which is calculated by the approximate crown diameter of each tree at fifteen (15) years of age.		
<b>J. Off-street Loading and Trash</b>	<ul style="list-style-type: none"> <li>- One trash enclosure with 9-ft wide opening required.</li> <li>- Off-street loading space required and may be located in driveways if approved by Planning Commission</li> </ul>	<ul style="list-style-type: none"> <li>- Two trash enclosure proposed</li> <li>- Off-street loading space proposed on internal driveway</li> </ul>	<ul style="list-style-type: none"> <li>- Yes</li> <li>- Yes, if approved by PC</li> </ul>

**93.06.00.C.18 of PSZC**

<b>Drive-through Facility Requirements</b>	<b>Evaluation of Project Conformance</b>	<b>Conform</b>
a. Safe on- and off-site traffic and pedestrian circulation shall be provided, including, but not limited to, traffic circulation which does not conflict with entering or exiting traffic to the site, parking or pedestrian movements.	Internal and external circulation includes typical pedestrian and vehicular movement for a drive-through facility	Yes
b. A stacking area shall be provided for each service window or machine and shall provide a minimum of seven (7) tandem standing spaces inclusive of the vehicle being serviced. The standing spaces shall not extend into the public right-of-way nor interfere with any internal circulation patterns. Vehicles at service windows or machines shall be provided with a shade structure.	Seven space vehicle stacking area is proposed for drive-through lane and will not interfere with internal circulation. Shade structure provided over service window.	Yes
c. The drive-through facility shall be designed to integrate with existing or proposed structures, including roof lines, building materials, signage and landscaping.	Modern design allows for simple shade structure that integrates with materials, colors and textures of the building.	Yes
d. Amplification equipment, lighting and location of drive-through elements and service windows shall be screened from public rights-of-way and adjacent properties.	A four foot high wall proposed between drive-through lane and Garnet Avenue. Remainder of drive-through lane will be screened by landscape hedge.	Yes

**94.06.01 of PSZC**

**Administrative Minor Modification.** When additional dedication for street widening is required by the Zoning Code for lots of record subdivisions, the front or side-front setback requirement shall automatically be reduced the same distance as that required for street dedication; provided however, in no case shall the allowed setback be less than fifteen (15) feet.

The proposed setback to building exceeds the HC zone requirement of twenty five feet; however, a portion of

the drive-through and parking area will be located within the twenty-five foot setback area after dedicating 14 feet of Garnet Avenue. A condition of approval is included in the draft resolution to ensure the fifteen feet setback to parking is maintained with landscape.

As noted above, this setback reduction is automatic and findings for approval are not required, pursuant to Section 94.06.01(B) of the PSZC.

**REQUIRED FINDINGS:**

***Architectural Review:*** Staff evaluated the proposal against the architectural review guidelines, pursuant to Section 94.04.00 of the Zoning Code, and prepared the following response:

	Guideline:	Conforms?	Staff Evaluation:
1	Does the proposed development provide a desirable environment for its occupants?	Yes	Proposed restaurant building is located east of existing commercial building with adjacent parking and landscaping. A wind screen will aid pedestrian ingress and egress to the building.
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	Proposed on a relatively flat area, the single-story development is consistent with the other transit-oriented, free-standing commercial buildings in the area.
3	Is the proposed development of good composition, materials, textures, and colors?	Yes	Project design contains good composition and use of materials, textures and colors.
4	Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas	Yes	Site layout sensitive with existing topography; vehicular driveways and pedestrian walkways provide access to the street. Curbs separate driveways from walkways and planter areas.
5	Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted	Yes	The existing building onsite was recently renovated with new design elements including a contemporary sign wall. The proposed restaurant will be a rectangular building with simple modern shapes, which is in harmony with the existing renovated building on-site.

6	Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment	Yes	Proposed building conforms to zoning code standards for height, setbacks and other requirements. Rooftop mechanical equipment will be concealed from view.
7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	Building is designed as primarily white plaster with metal siding featured on the north and west elevations. A yellow accent hue is proposed adjacent to window areas. Exterior materials include plaster metal and tile applications consistent with materials used to withstand the harsh conditions in the desert environment.
8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Yes	Overhangs are proposed to enhance user experience and building design. The composition of building materials is consistent with good aesthetic design.
9	Consistency of composition and treatment	Yes	(See above)
10	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	Yes	A block wall and landscape elements will screen the proposed drive-through from adjacent properties and right-of-way. Proposed shade tree and plant species include drought tolerant species to withstand the desert climate conditions.

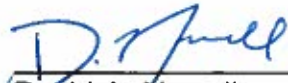
ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, a project is Categorically Exempt under Section 15303(c): new construction of a restaurant building not exceeding 2,500 square feet in floor area. The proposed project is consistent with the forgoing and is therefore exempt from CEQA review.

CONCLUSION:

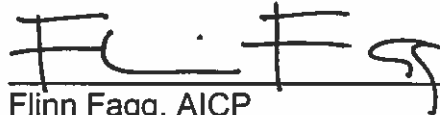
The proposed building, landscape and off-street parking areas will integrate with the existing motorcycle dealership and utilize joint parking and access. An AMM will allow a reduced setback along Garnet Avenue for a proposed parking area and a portion of the drive-through driveway and shade structure. The modern and contemporary design of

the building will enhance the site as demonstrated by the project's evaluation against the Architectural Review guidelines. Therefore, staff is recommending approval of the project, subject to the conditions contained in the draft resolution attached to this report.



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David A. Newell  
Associate Planner



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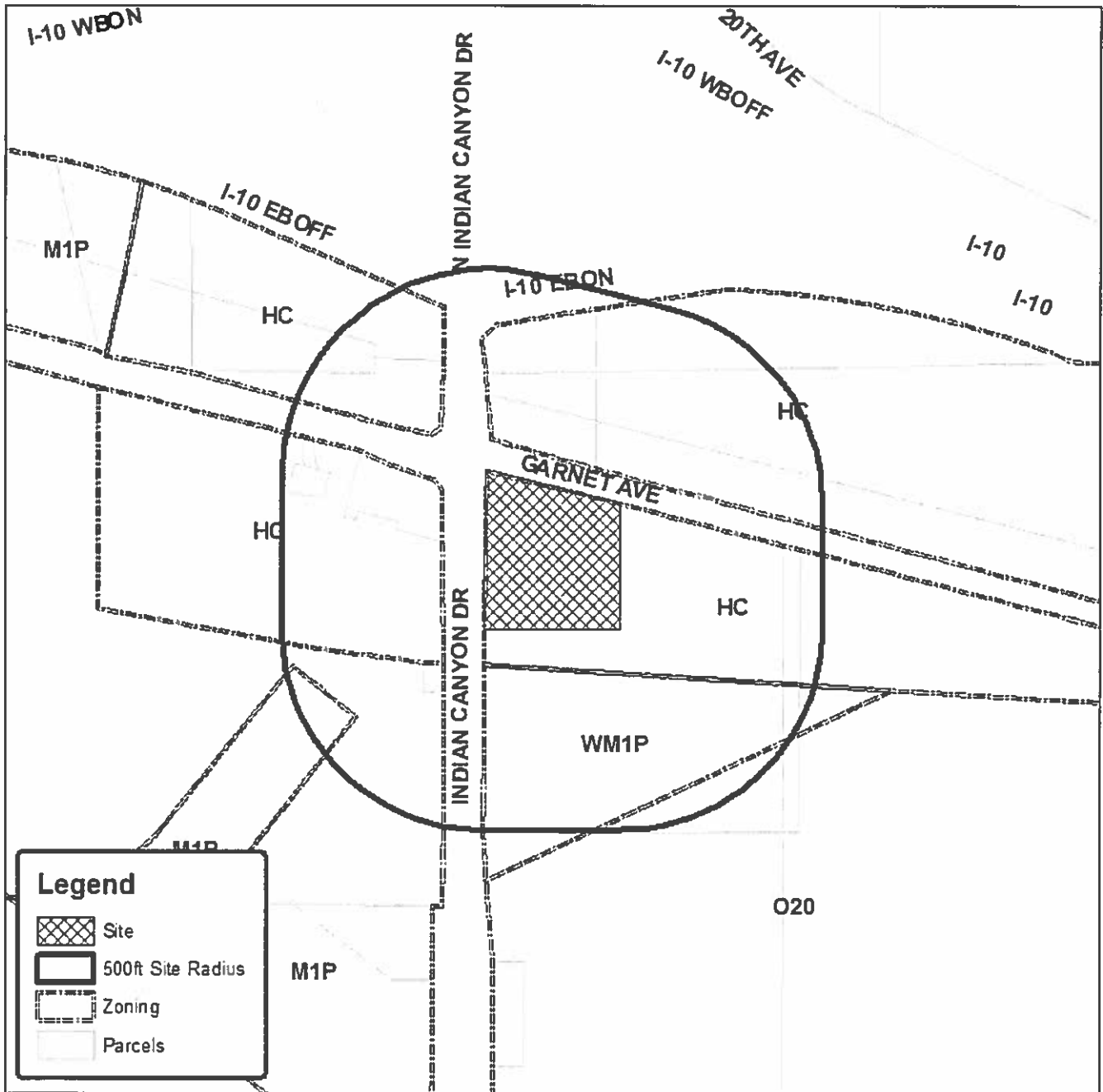
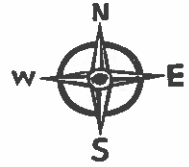
Flinn Fagg, AICP  
Director of Planning Services

Attachments:

1. Vicinity map
2. Draft resolution with conditions
3. 5/26/2015 AAC meeting minutes (excerpt)
4. Plans



# Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE 3.3870 MAJ, A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A DRIVE-THROUGH RESTAURANT ON A 2.64-ACRE SITE THAT IS PARTIALLY DEVELOPED WITH AN EXISTING MOTORCYCLE DEALERSHIP AT 6550 NORTH INDIAN CANYON DRIVE, ZONE H-C.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

- A. Palm Springs Motorsports LLC ("Applicant") has filed an application with the City pursuant to Section 94.04.00 (*Architectural Review*) of the Palm Springs Zoning Code for construction of a drive-through restaurant of approximately 1,763-square feet in size on a partially developed site located at 6550 N. Indian Canyon Drive.
- B. On May 26, 2015, the Architectural Advisory Committee met and voted to recommend approval of the project to the Planning Commission.
- C. On August 12, 2015, a public meeting to consider Case 3.3870 MAJ was held by the Planning Commission in accordance with applicable law.
- D. 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 3 exemption (New structures) pursuant to Section 15303(c) of the CEQA Guidelines.
- E. 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.
- F. Pursuant to Section 94.04.00(D) of the Palm Springs Zoning Code, the Planning Commission finds:

*The Planning Commission has examined the material submitted with the architectural approval application and has examined specific aspects of the design and determined the proposed development will (1) provide desirable environment for its occupants; (2) is compatible with the character of adjacent and surrounding developments, and (3) aesthetically it is of good composition, materials, textures and colors. Planning Commission's evaluation is based on consideration of the following:*

	Guideline:	Conforms?	Staff Evaluation:
1	Does the proposed development provide a desirable environment for its occupants?	Yes	Proposed restaurant building is located east of existing commercial building with adjacent parking and landscaping. A wind screen will aid pedestrian ingress and egress to the building.
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	Proposed on a relatively flat area, the single-story development is consistent with the other transit-oriented, free-standing commercial buildings in the area.
3	Is the proposed development of good composition, materials, textures, and colors?	Yes	Project design contains good composition and use of materials, textures and colors.
4	Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas	Yes	Site layout sensitive with existing topography; vehicular driveways and pedestrian walkways provide access to the street. Curbs separate driveways from walkways and planter areas.
5	Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted	Yes	The existing building onsite was recently renovated with new design elements including a contemporary sign wall. The proposed restaurant will be a rectangular building with simple modern shapes, which is in harmony with the existing renovated building on-site.
6	Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment	Yes	Proposed building conforms to zoning code standards for height, setbacks and other requirements. Rooftop mechanical equipment will be concealed from view.
7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	Building is designed as primarily white plaster with metal siding featured on the north and west elevations. A yellow accent hue is proposed adjacent to window areas. Exterior materials include plaster metal and tile applications consistent with materials used to withstand the harsh conditions in the desert environment.

8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Yes	Overhangs are proposed to enhance user experience and building design. The composition of building materials is consistent with good aesthetic design.
9	Consistency of composition and treatment	Yes	(See above)
10	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	Yes	A block wall and landscape elements will screen the proposed drive-through from adjacent properties and right-of-way. Proposed shade tree and plant species include drought tolerant species to withstand the desert climate conditions.

**THE PLANNING COMMISSION RESOLVES:**

Based upon the foregoing, the Planning Commission hereby approves Case 3.3870 (MAJ) for construction of a free-standing restaurant with drive-through on a partially developed, 2.64-acre site at 6550 N. Indian Canyon Drive, subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 12th day of August, 2015.

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Flinn Fagg, AICP  
 Director of Planning Services



RESOLUTION NO. \_\_\_\_\_

**EXHIBIT A**

Case 3.3870 MAJ  
Palm Springs Motorsports LLC  
6550 North Indian Canyon Drive

August 12, 2015

**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 3.3870 MAJ, except as modified by the conditions below.
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped July 16, 2015 (civil) or July 22, 2015 (architectural), including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division 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 3.3870 MAJ. 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 Approval. Approval of a Major Architectural Applications (MAJ) shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.
- 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 2.05.00. Permits will not be issued until the appeal period has concluded.
- ADM 9. Public Art Fees. This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in lieu fee. In the case of the in-lieu fee, the fee shall be based upon the total building permit valuation as calculated pursuant to the valuation table in the Uniform Building Code, the fee being 1/2% for commercial projects or 1/4% for residential projects with first \$100,000 of total building permit valuation for individual single-family units exempt. Should the public art be located on the project site, said location shall be reviewed and approved by the Director of Planning and Zoning and the Public Arts Commission, and the property owner shall enter into a recorded agreement to maintain the art work and protect the public rights of access and viewing.
- ADM 10. Comply with City Noise Ordinance. This use shall comply with the provisions of Section 11.74 Noise Ordinance of the Palm Springs Municipal Code.

ADM 11. Seating Count. The applicant shall be limited to the total number of seats as follows: a maximum of seating 79 seats inside or 910-square feet of gross floor area where the public is served. Any deviation from these numbers shall require prior approval by the Director of Planning.

## ENVIRONMENTAL ASSESSMENT CONDITIONS

ENV 1. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Mitigation Fee (LDMF) required. All projects within the City of Palm Springs, not within the Agua Caliente Band of Cahuilla Indians reservation are subject to payment of the CVMSHCP LDMF prior to the issuance of certificate of occupancy.

ENV 2. Notice of Exemption. The project is exempt from the California Environmental Quality Act (CEQA); therefore, an administrative fee of \$50 shall be submitted by the applicant in the form of a money order or a cashier's check payable to the Riverside County Clerk within two business days of the Commission's final action on the project. This fee shall be submitted by the City to the County Clerk with the Notice of Exemption. Action on this application shall not be considered final until such fee is paid.

ENV 3. Cultural Resource Survey Required. Prior to any ground disturbing activity, including clearing and grubbing, installation of utilities, and/or any construction related excavation, an Archaeologist qualified according to the Secretary of the Interior's Standards and Guidelines, shall be employed to survey the area for the presence of cultural resources identifiable on the ground surface.

ENV 4. Cultural Resource Site Monitoring. There is a possibility of buried cultural or Native American tribal resources on the site. A Native American Monitor shall be present during all ground-disturbing activities.

a). A Native American Monitor(s) shall be present during all ground disturbing activities including clearing and grubbing, excavation, burial of utilities, planting of rooted plants, etc. Contact the Agua Caliente Band of Cahuilla Indian Cultural Office for additional information on the use and availability of Cultural Resource Monitors. Should buried cultural deposits be encountered, the Monitor shall contact the Director of Planning. After consultation the Director shall have the authority to halt destructive construction and shall notify a Qualified Archaeologist to further investigate the site. If necessary, the Qualified Archaeologist shall prepare a treatment plan for submission to the State Historic Preservation Officer and Agua Caliente Cultural Resource Coordinator for approval.

b). Two copies of any cultural resource documentation generated in connection with this project, including reports of investigations, record search

results and site records/updates shall be forwarded to the Tribal Planning, Building, and Engineering Department and one copy to the City Planning Department prior to final inspection.

## PLANNING DEPARTMENT CONDITIONS

- PLN 1. Outdoor Lighting Conformance. Exterior lighting plans, including a photometric site plan showing the project's conformance with Section 93.21.00 Outdoor Lighting Standards of the Palm Springs Zoning ordinance, shall be submitted for approval by the Department of Planning prior to issuance of a building permit. Manufacturer's cut sheets of all exterior lighting on the building and in the landscaping shall be included. If lights are proposed to be mounted on buildings, down-lights shall be utilized. No lighting of hillsides is permitted.
- PLN 2. Water Efficient Landscaping Conformance. The project is subject to the Water Efficient Landscape Ordinance (Chapter 8.60.00) of the Palm Springs Municipal Code and all other water efficient landscape ordinances. The applicant shall submit a landscape and irrigation plan to the Director of Planning for review and approval prior to the issuance of a building permit. Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Prior to submittal to the City, landscape plans shall also be certified by the local water agency that they are in conformance with the water agency's and the State's Water Efficient Landscape Ordinances.
- PLN 3. Conditions Imposed from AAC Review. The applicant shall incorporate the following comments from the review of the project by the City's Architectural Advisory Committee:
- a. Multi-trunk/low branch trees to be used in landscape;
  - b. Native sand instead of decomposed granite;
  - c. Replace Asteriscus with Texas Ranger
- PLN 4. 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 5. Flat Roof Requirements. Roof materials on flat roofs (less than 2:12) must conform to California Title 24 thermal standards for "Cool Roofs". Such roofs must have a minimum initial thermal emittance of 0.75 or a minimum SRI of 64 and a three-year aged solar reflectance of 0.55 or greater. Only matte (non-specular) roofing is allowed in colors such as beige or tan.
- PLN 6. Maintenance of Awnings & Projections. All awnings shall be maintained and periodically cleaned.

- PLN 7. Screen Roof-mounted Equipment. All roof mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning Ordinance.
- PLN 8. Surface Mounted Downspouts Prohibited. No exterior downspouts shall be permitted on any facade on the proposed building(s) that are visible from adjacent streets or residential and commercial areas.
- PLN 9. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 10. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 11. No off-site Parking. Vehicles associated with the operation of the proposed development including company vehicles or employees vehicles shall not be permitted to park off the proposed building site unless a parking management plan has been approved.
- PLN 12. Bicycle Parking. The project shall be required to provide secure bicycle parking facilities on site for use by residents and commercial/retail patrons and owners. Location and design shall be approved by the Director of Planning.
- PLN 13. Parking Space Setback. The parking spaces along the Garnet Avenue frontage shall be setback fifteen feet from the ultimate right-of-way.

#### **POLICE DEPARTMENT CONDITIONS**

- POL 1. Developer shall comply with Section II of Chapter 8.04 "Building Security Codes" of the Palm Springs Municipal Code.

#### **BUILDING DEPARTMENT CONDITIONS**

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

#### **ENGINEERING DEPARTMENT CONDITIONS**

##### **STREETS**

- ENG 1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit.

- ENG 2. Submit street improvement plans prepared by a registered California civil engineer to the Engineering Division. The plan(s) shall be approved by the City Engineer prior to issuance of any building permits.

#### NORTH INDIAN CANYON DRIVE

- ENG 3. An accessible pedestrian path of travel shall be provided throughout the development, as may be required by applicable state and federal laws. An accessible path of travel shall be constructed of Portland cement concrete, unless alternative materials meeting state and federal accessibility standards is approved by the City Engineer.
- ENG 4. Existing business sign adjacent to building along Indian Canyon Drive is partially located within the City's Right-of-way and will need to be relocated outside of the existing right of way. This sign will be in conflict with future street improvements and sight distance requirements.
- ENG 5. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

#### GARNET AVENUE

- ENG 6. Dedicate an additional 14 feet to provide the ultimate half street right-of-way width of 44 feet along the entire frontage, together with a property line-corner cut-back at the southeast corner of the intersection of Indian Canyon Drive and Garnet Avenue, in accordance with City of Palm Springs Standard Drawing No. 105.
- ENG 7. Construct a 6 inch curb and gutter, 32 feet south of centerline along the entire frontage, with a 35 feet radius curb return at the southeast corner of the intersection of Indian Canyon Drive and Garnet Avenue in accordance with City of Palm Springs Standard Drawing No. 200.
- ENG 8. Construct a 28 feet wide driveway approach in accordance with City of Palm Springs Standard Drawing No. 205. The centerline of the driveway approach shall be located at approximately 300 feet from the centerline of Indian Canyon Drive.
- ENG 9. Construct a 8 feet wide sidewalk behind the curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210.
- ENG 10. An accessible pedestrian path of travel shall be provided throughout the development, as may be required by applicable state and federal laws. An accessible path of travel shall be constructed of Portland cement concrete, unless alternative materials meeting state and federal accessibility standards is approved by the City Engineer.

ENG 11. Construct pavement with a minimum pavement section of 3 inches asphalt concrete pavement over 6 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, from edge of proposed gutter to centerline along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 110. (Additional pavement removal and replacement may be required upon review of existing pavement cross-sections, and to ensure grade breaks of the pavement cross-section do not occur within a travel lane.) If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.

ENG 12. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

#### ON-SITE

ENG 13. The minimum pavement section for all on-site pavement (drive aisles, parking spaces, etc.) shall be 2-1/2 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.

ENG 14. A clearly designated pedestrian walkway of adequate width shall be provided to centralize a location for pedestrians entering or leaving the retail areas and accessing the retail parking. A pedestrian walkway shall be designated along the west and south sides of the ground floor parking level. Traffic signage, lighting, pavement markings, and/or other visual cues shall be incorporated in the design of the ground floor parking level to support the use of the walkway by pedestrians and alert vehicles of the potential for crossing pedestrians.

#### SANITARY SEWER

ENG 15. Construct a private sanitary sewer system in accordance with City of Palm Springs Ordinance No. 1084. The record property owner shall enter into a covenant agreeing to extend the private sewer lines the necessary distance to connect to the public sewer system within one year of official notice that an operating public sewer has been completed within 500 feet of the lot. The covenant shall be

executed and notarized by the property owner and submitted to the City Engineer prior to issuance of a grading permit. A current title report or a copy of a current tax bill and a copy of a vesting grant deed shall be provided to verify current property ownership. A covenant preparation fee in effect at the time that the covenant is submitted shall be paid by the applicant prior to issuance of any grading or building permits.

ENG 16. The City recommends that the applicant contact the Riverside County Health Department for requirements related to the construction of private septic systems for non-residential uses. Private septic systems may now require additional environmental requirements and/or permits from Riverside County and the Regional Water Quality Control Board.

ENG 17. This project is subject to the requirements of the Mission Springs Water District (MSWD). Provisions for domestic water supply and public sanitary sewer service must be arranged for directly with MSWD. The applicant should contact MSWD (at 760-329-6448) and determine what requirements MSWD may have for provisions of domestic water and/or sanitary sewer service to the property.

#### GRADING

ENG 18. Submit a Precise Grading Plan prepared by a California registered Civil engineer to the Engineering Division for review and approval. The Precise Grading Plan shall be approved by the City Engineer prior to issuance of grading permit.

a. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Division for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's or its contractor's Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Engineering Division with current and valid Certificate(s) of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related "PM10" Dust Control issues, please contact AQMD at (909) 396-3752, or at <http://www.AQMD.gov>. A Fugitive Dust Control



Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Division prior to approval of the Grading plan.

b. The first submittal of the Grading Plan shall include the following information: a copy of final approved conformed copy of Conditions of Approval; a copy of a final approved conformed copy of the Site Plan; a copy of current Title Report; a copy of Soils Report; and a copy of the associated Hydrology Study/Report and a copy of the project-specific Final Water Quality Management Plan.

- ENG 19. Prior to approval of a Grading Plan (or issuance of a Grading Permit), the applicant shall obtain written approval to proceed with construction from the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist. The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at [ACBCI-THPO@aguacaliente.net](mailto:ACBCI-THPO@aguacaliente.net) to determine their requirements, if any, associated with grading or other construction. The applicant is advised to contact the Tribal Historic Preservation Officer or Tribal Archaeologist as early as possible. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring.
- ENG 20. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Temporary dust control perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.
- ENG 21. Temporary dust control perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.
- ENG 22. Within 10 days of ceasing all construction activity and when construction activities are not scheduled to occur for at least 30 days, the disturbed areas on-site shall be permanently stabilized, in accordance with Palm Springs Municipal Code Section 8.50.022. Following stabilization of all disturbed areas, perimeter fencing shall be removed, as required by the City Engineer.
- ENG 23. Drainage swales shall be provided adjacent to all curbs and sidewalks to keep nuisance water from entering the public streets, roadways, or gutters.

- ENG 24. A Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009) is required for the proposed development via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer prior to issuance of a grading or building permit.
- ENG 25. This project requires preparation and implementation of a stormwater pollution prevention plan (SWPPP). As of September 4, 2012, all SWPPPs shall include a post-construction management plan (including Best Management Practices) in accordance with the current Construction General Permit. Where applicable, the approved final project-specific Water Quality Management Plan shall be incorporated by reference or attached to the SWPPP as the Post-Construction Management Plan. A copy of the up-to-date SWPPP shall be kept at the project site and be available for review upon request.
- ENG 26. In accordance with City of Palm Springs Municipal Code, Section 8.50.022 (h), the applicant shall post with the City a cash bond of two thousand dollars (\$2,000.00) per disturbed acre (if there is disturbance of 5,000 square feet or more) at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.
- ENG 27. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of a grading plan.
- ENG 28. In cooperation with the Riverside County Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved "Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties" (RIFA Form CA-1) prior to approval of the Grading Plan (if required). The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

#### WATER QUALITY MANAGEMENT PLAN

- ENG 29. This project shall be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best

Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating contaminated stormwater and non-stormwater runoff, shall be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat contaminated stormwater and non-stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer, including provisions in Covenants, Conditions, and Restrictions (CC&R's) required for the development (if any).

ENG 30. A Final Project-Specific Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Engineer prior to issuance of a grading or building permit. The WQMP shall address the implementation of operational Best Management Practices (BMP's) necessary to accommodate nuisance water and storm water runoff from within the underground parking garage and the on-site private drive aisles. Direct release of nuisance water to adjacent public streets is prohibited. Construction of operational BMP's shall be incorporated into the Precise Grading and Paving Plan.

a. Prior to issuance of any grading or building permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument on a standardized form to inform future property owners of the requirement to implement the approved Final Project-Specific Water Quality Management Plan (WQMP). Other alternative instruments for requiring implementation of the approved Final Project-Specific WQMP include: requiring the implementation of the Final Project-Specific WQMP in Home Owners Association or Property Owner Association Covenants, Conditions, and Restrictions (CC&Rs); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the Final Project-Specific WQMP; or equivalent. Alternative instruments must be approved by the City Engineer prior to issuance of any grading or building permits.

b. Prior to issuance of certificate of occupancy or final City approvals (OR of "final" approval by City), the applicant shall: (a) demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications; (b) demonstrate that applicant is prepared to implement all non-structural BMP's included in the approved

Final Project-Specific WQMP, conditions of approval, or grading/building permit conditions; and (c) demonstrate that an adequate number of copies of the approved Final Project-Specific WQMP are available for the future owners (where applicable).

c. Prior to issuance of certificate of occupancy or final City approvals (OR of “final” approval by City), the applicant shall:

d. Demonstrate that all structural BMPs have been constructed and installed in conformance with approved plans and specifications;

e. Demonstrate that applicant is prepared to implement all non-structural BMPs included in the approved Final Project-Specific Water Quality Management Plan (WQMP), conditions of approval, or grading/building permit conditions; and

f. Demonstrate that an adequate number of copies of the approved Final Project-Specific WQMP are available for the future owners (where applicable).

## DRAINAGE

ENG 31. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. No more than 40-50% of the street frontage parkway/setback areas should be designed as retention basins. On-site open space, in conjunction with dry wells and other subsurface solutions should be considered as alternatives to using landscaped parkways for on-site retention.

ENG 32. Direct release of on-site nuisance water or stormwater runoff shall not be permitted to Indian Canyon Drive or Garnet Avenue. Provisions for the interception of nuisance water from entering adjacent public streets from the project site shall be provided through the use of a minor storm drain system that collects and conveys nuisance water to landscape or parkway

areas, and in only a stormwater runoff condition, pass runoff directly to the streets through parkway or under sidewalk drains.

- ENG 33. The project is subject to flood control and drainage implementation fees pursuant to Resolution 14082. The acreage drainage fee at the present time is \$ 6511.00 per acre per Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

#### GENERAL

- ENG 34. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including additional pavement repairs to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Desert Water Agency, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, Mission Springs Water District, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than existed prior to construction of the proposed development.

- ENG 35. All proposed utility lines shall be installed underground.

- ENG 36. In accordance with Chapter 8.04.401 of the City of Palm Springs Municipal Code, all existing and proposed electrical lines of thirty-five thousand volts or less and overhead service drop conductors, and all gas, telephone, television cable service, and similar service wires or lines, which are on-site, abutting, and/or transecting, shall be installed underground unless specific restrictions are shown in General Orders 95 and 128 of the California Public Utilities Commission, and service requirements published by the utilities. The existing overhead utilities across the north property line meet the requirement to be installed underground. The applicant is advised to investigate the nature of these utilities, the availability of undergrounding these utilities with respect to adjacent and off-site properties, and to present its case for a waiver of the Municipal Code requirement, if appropriate, to the Planning Commission and/or City Council as part of its review and approval of this project.

a. If utility undergrounding is deferred in accordance with specific direction by the Planning Commission and/or City Council, the record

property owner shall enter into a covenant agreeing to underground all of the existing overhead utilities required by the Municipal Code in the future upon request of the City of Palm Springs City Engineer at such time as deemed necessary. The covenant shall be executed and notarized by the property owner and submitted to the City Engineer prior to issuance of a grading permit. A current title report; or a copy of a current tax bill and a copy of a vesting grant deed shall be provided to verify current property ownership. A covenant preparation fee in effect at the time that the covenant is submitted shall be paid by the developer prior to issuance of any grading or building permits.

- ENG 37. All existing utilities shall be shown on the improvement plans if required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.
- ENG 38. Upon approval of any improvement plan (if required) by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD 2004 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.
- ENG 39. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.

- ENG 40. Nothing shall be constructed or planted in the corner cut-off area of any (intersection or) driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.
- ENG 41. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with City of Palm Springs Standard Drawing No. 904.

#### MAP

- ENG 42. A Parcel Map shall be prepared by a California registered Land Surveyor or qualified Civil Engineer and submitted to the Engineering Division for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted with the (Parcel/Final) Map to the Engineering Division as part of the review of the Map. The (Parcel/Final) Map shall be approved by the City Council prior to issuance of building permits.
- ENG 43. In accordance with Government Code Section 66426 (f), an application for a Tentative Parcel Map shall be submitted to the Planning Department if the subject property is proposed to be subdivided into commercial condominiums for the purpose of sale, lease, or financing.
- ENG 44. Upon approval of a final (parcel) map, the final (parcel) map shall be provided to the City in G.I.S. digital format, consistent with the "Guidelines for G.I.S. Digital Submission" from the Riverside County Transportation and Land Management Agency." G.I.S. digital information shall consist of the following data: California Coordinate System, CCS83 Zone 6 (in U.S. feet); monuments (ASCII drawing exchange file); lot lines, rights-of-way, and centerlines shown as continuous lines; full map annotation consistent with annotation shown on the map; map number; and map file name. G.I.S. data format shall be provided on a CDROM/DVD containing the following: ArcGIS Geodatabase, ArcView Shapefile, ArcInfo Coverage or Exchange file, DWG (AutoCAD 2004 drawing file), DGN (Microstation drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variations of the type and format of G.I.S. digital data to be submitted to the City may be authorized, upon prior approval of the City Engineer.

## MAP

- ENG 45. Prior to issuance of any grading or building permits, the property owner shall submit a Traffic Scoping letter to the City Engineer for review, to determine if any traffic mitigation will be required of the proposed development.
- ENG 46. A minimum of 48 inches of clearance for accessibility shall be provided on public sidewalks or pedestrian paths of travel within the development.
- ENG 47. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.
- ENG 48. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices (CAMUTCD), dated November 7, 2014, or subsequent editions in force at the time of construction.
- ENG 49. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

## FIRE DEPARTMENT CONDITIONS

These Fire Department conditions may not provide all requirements. Detailed plans are still required for review.

- FID 1 These preliminary conditions are subject to final plan check and review. Initial fire department conditions have been determined from the plans stamp-dated April 27, 2015. Additional requirements may be required based on revisions plans.
- FID 2 Fire Department Conditions were based on the *2013 California Fire Code* as adopted by City of Palm Springs, Palm Springs Municipal Code and latest adopted NFPA Standards.
- FID 3 **Plans and Permits (CFC 105.1):**

Permits and scaled drawings are required for this project. Plan reviews can take up to 20 working days. Submit a minimum of four (4) sets of drawings



for review. Upon approval, the Fire Prevention Bureau will retain one set.

Plans shall be submitted to:

City of Palm Springs  
Building and Safety Department  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262

Counter Hours: 8:00 AM – 6:00 PM, Monday – Thursday

A deposit for Plan Check and Inspection Fees is required at the time of Plan Submittal. These fees are established by Resolution of the Palm Springs City Council.

Complete listings and manufacturer's technical data sheets for all system materials shall be included with plan submittals (four sets). All system materials shall be UL listed or FM approved for fire protection service and approved by the Fire Prevention Bureau prior to installation.

**FID 5      NFPA 13 Fire Sprinklers Required:** An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA standard 13, 2013 Edition, as modified by local ordinance.

**FID 6      "Exit Analysis Plan" required (CFC 104.7.2):** Prepared, stamped and signed by a state licensed architect in ¼" = 1' scale. The floor plan shall address the following for a Group A-2 occupancy:

- Provide *net* occupant load calculations for interior (restaurant & bar) and outdoor patios. The occupant load determination shall be made by the Fire Marshal
- Seating/table diagram with compliant aisle widths
- Minimum required egress width to accommodate occupant load
- Exit access travel distance
- Egress paths to public way
- Means of egress illumination locations
- Illuminated EXIT sign locations
- Compliant exit doors/gates and door/gate hardware (panic hardware)
- Elevation changes in the exit discharge
- Locations of fire extinguishers (minimum rating 2A-10BC).

**FID 7      Posting of Occupant Load (CFC 1004.3):** Every room or space *which is*

*used for assembly, classroom, dining, drinking, or similar purposes having an occupant load of 50 or more shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.*

- Occupant load numbers will be determined by the Fire Marshal after the receipt and approval of the Exit Analysis Plan

**FID 8 Fire Protection**

- Fire Sprinkler System – required
- Fire Extinguishers – required
- Cooking Hood Suppression System – required

**FID 9 Key Box Required to be Installed (CFC 506.1):** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

The nominal height of key box installations shall be 5 feet above grade. Location and installation of key boxes must be approved by the fire code official. Applications for key boxes can be obtained by contacting the Palm Springs Fire Department at (760) 323-8186.

- **Key Box Contents:** The Knox key box shall contain keys to all areas of ingress/egress, alarm rooms, fire sprinkler riser/equipment rooms, mechanical rooms, elevator rooms and elevator controls as applicable.

**END OF CONDITIONS**

Member Purnel questioned whether the existing driveway was being improved.

Member Secoy-Jensen noted that the neighborhood is eclectic and the proposed addition should be compatible.

M/S/C (Cassady/Secoy-Jensen, 7-0) Approve, as submitted.

9. **PALM SPRINGS MOTORSPORTS, LLC TO CONSTRUCT A DRIVE-THROUGH RESTAURANT ON A 2.64-ACRE SITE THAT IS PARTIALLY DEVELOPED WITH AN EXISTING MOTORCYCLE DEALERSHIP AT 6550 NORTH INDIAN CANYON DRIVE (CASE 3.3870 MAJ). (DN)**

Associate Planner Newell presented the proposed project.

Chair Fauber questioned the height of the berm at the drive-thru.

CHRIS SAHLIN, architect, provided an overview of the project.

Member Hirschbein questioned if signage would be reviewed by the AAC.

Member Song verified the color of tile on exterior and space for windscreen at front door.

Chair Fauber verified screen at drive-thru window.

Member Purnel questioned the lack of trees in the front landscape buffer; noting that the low branch multi-trunk tree will do better in the wind. He felt that the drive-thru needs additional screening.

Member Song verified the details of the exterior metal/stucco joints.

Member Secoy-Jensen verified the parking configuration and handicap spaces (discrepancies in plans).

Vice-Chair Fredricks questioned the use of Beach Daisy and Saltbush. He said the Honey Mesquite might be a better choice than the Palo Verde for windy conditions. He also suggested replacing the Beach Daisy with Texas Ranger.

Member Purnel commented that the native soil may be preferable to decomposed granite as groundcover and berm as proposed needs to be "naturalized" to the area.

M/S/C (Purnel/Fredricks, 7-0) Approve subject to conditions:

1. Multi-trunk/low branch tree;
2. Native sand instead of decomposed granite;

3. Replace Asteriscus with Texas Ranger.

**COMMITTEE MEMBER COMMENTS:**


Vice-Chair Fredricks suggested adding drought resistant shade trees to guidelines. He expressed concern about the loss of trees in the parkways and where lawn areas are not being watered.

Member Hirschbein questioned if the Olive trees on South Sunrise were removed without approval.

Member Cassady cautioned Members about redesigning projects that come before the Committee.

**STAFF MEMBER COMMENTS:** None.

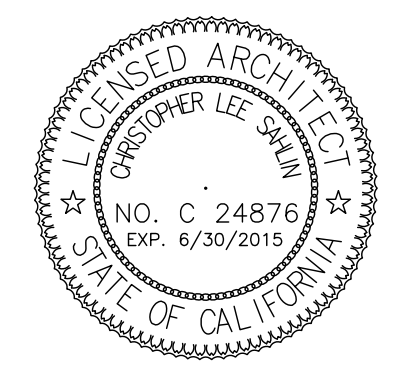
**ADJOURNMENT:** The Architectural Advisory Committee adjourned 5:32 pm to the next regular meeting at 3:00 pm on Monday, June 8, 2015, Council Chamber, City Hall, 3200 East Taboquit Canyon Way, Palm Springs.

  
Flinn Fagg, AICP  
Director of Planning Services









PROJECT **SUBWAY RESTAURANT**  
 275 Garnet Avenue at N. Indian  
 Palm Springs, California  
 FOR **Palm Springs Motor Sports LLC**

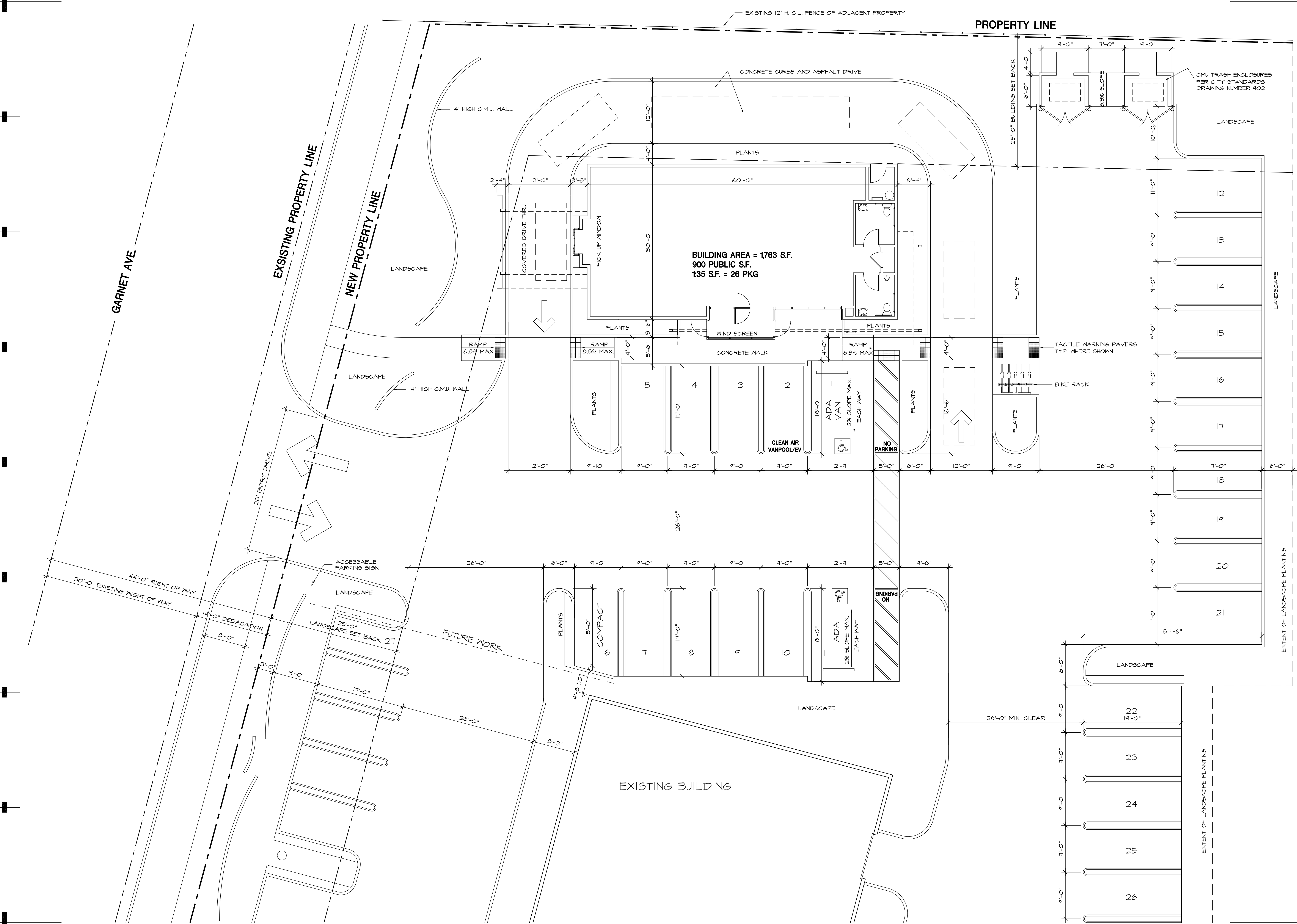
Revisions	Date

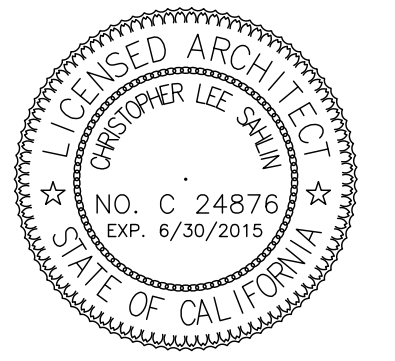
SHEET TITLE

**Site Plan**

DRAWN BY **CLS**  
 DATE **6-1-15**  
 JOB NO. **15-101**  
 SHEET NO. **©**

**SD-1.1**





PROJECT **SUBWAY RESTAURANT**  
 275 Garnet Avenue at N. Indian  
 Palm Springs, California  
 FOR **Palm Springs Motor Sports LLC**

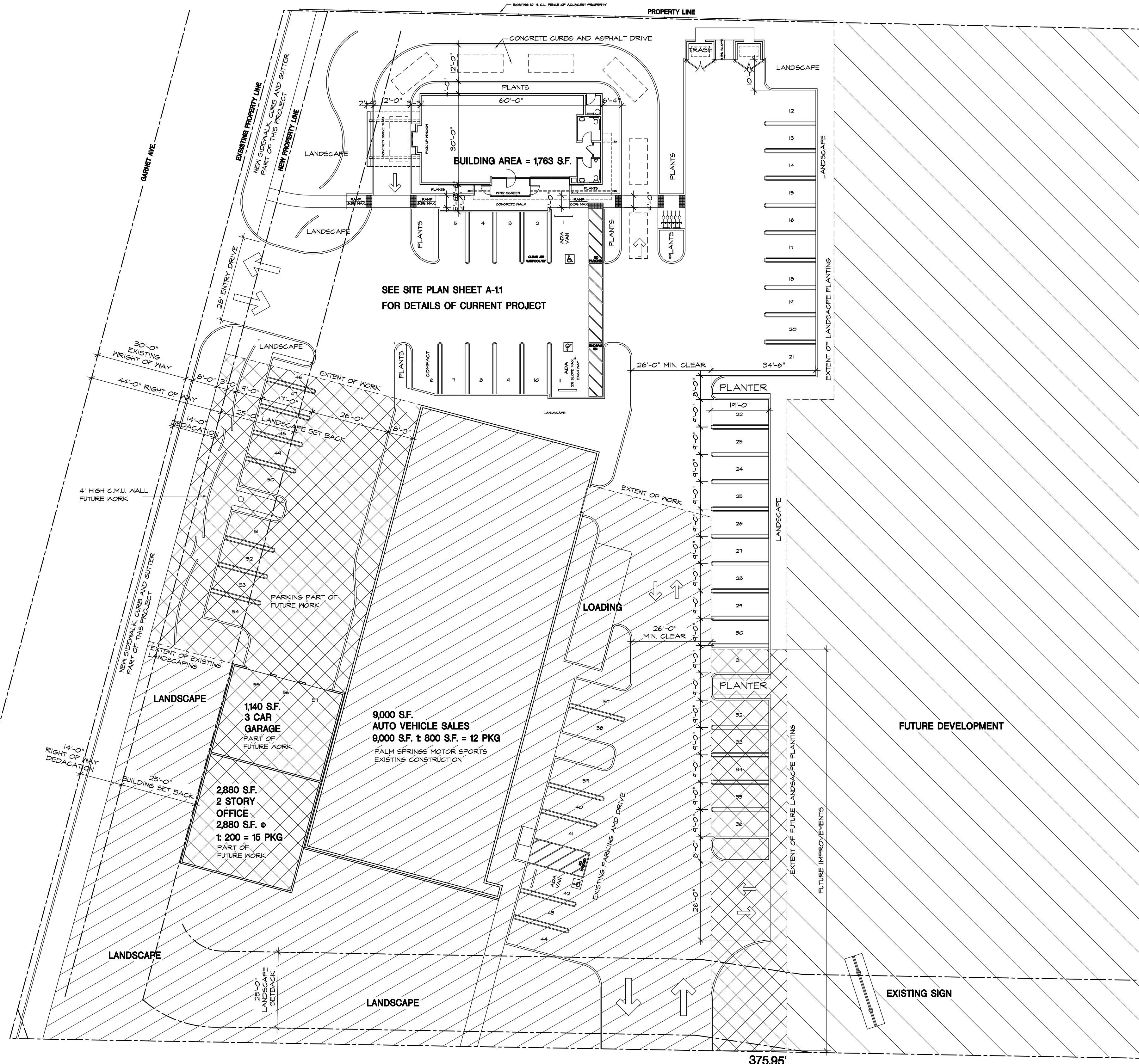
Revisions	Date

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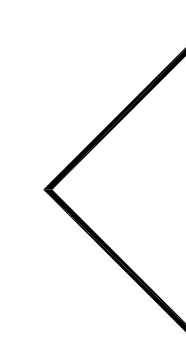
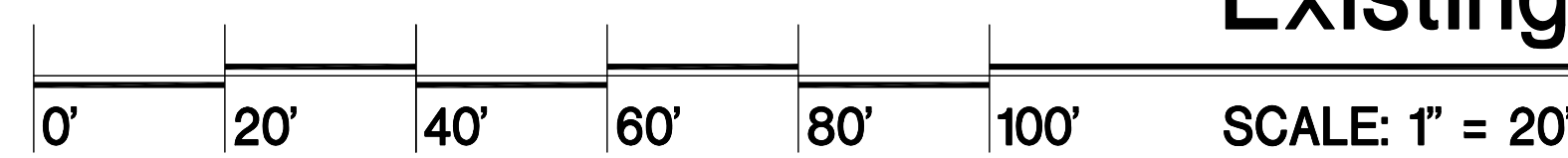
# Whole Site Plan

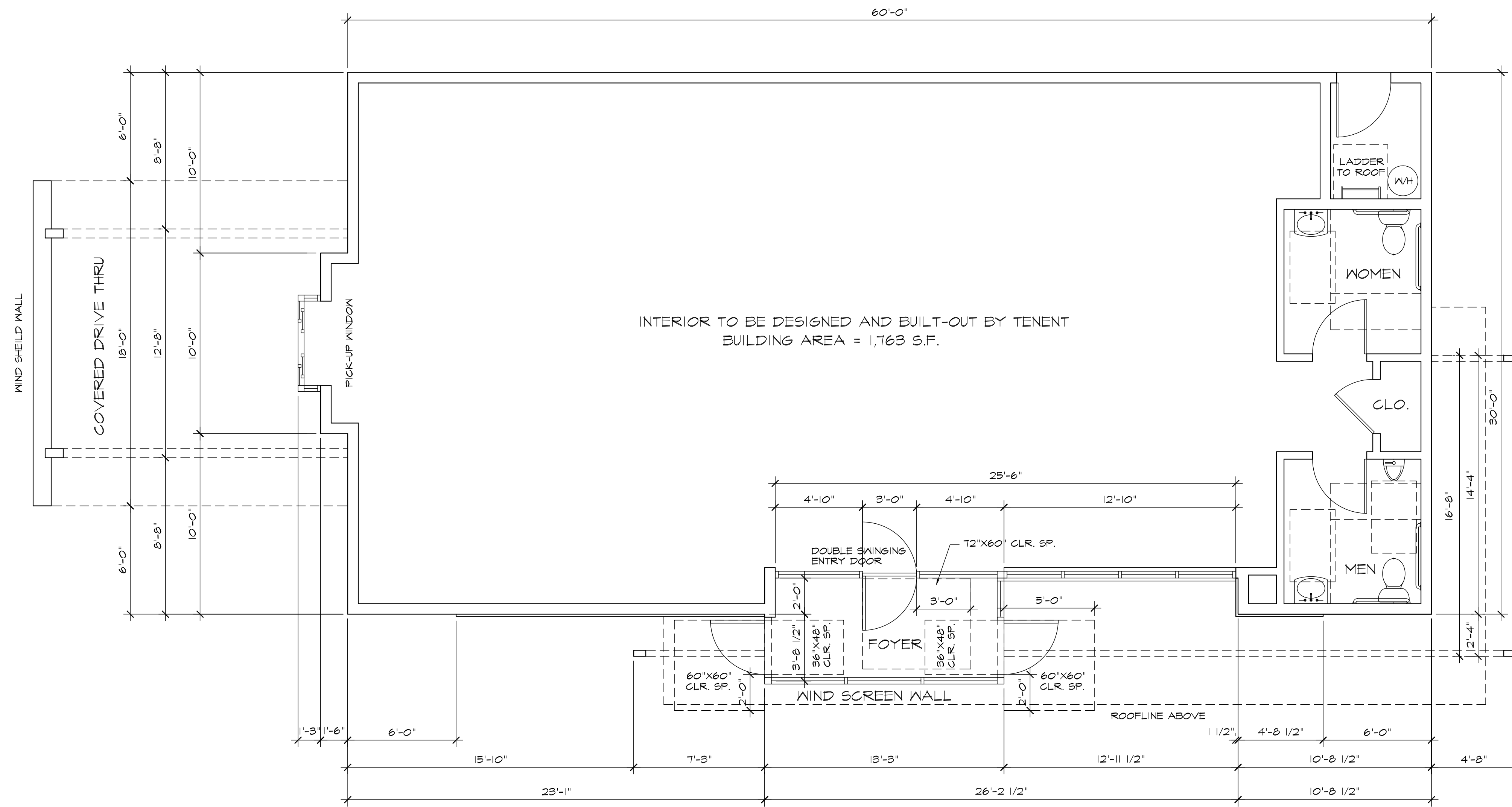
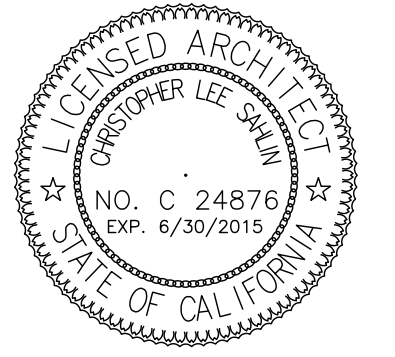
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 DATE 6-1-15  
 JOB NO. 15-101  
 SHEET NO. ©

- PARKING CALCULATIONS**  
 VEHICLE SALES SPACES = 12 REQUIRED  
 OFFICE BUILDING SPACES = 15 REQUIRED  
 RESTAURANT SPACES = 26 REQUIRED  
 53 REQUIRED  
 57 PROVIDED
- PROJECT PHASES**  
 CURRENT PROJECT  
 EXISTING DEVELOPMENT  
 FUTURE PLANNED DEVELOPMENT  
 FUTURE DEVELOPMENT TO BE DETERMINED



Whole Site Plan with Existing, Current and Future Development





**Floor Plan**

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

PROJECT **SUBWAY RESTAURANT**  
 275 Garnet Avenue at N. Indian  
 Palm Springs, California  
 FOR **Palm Springs Motor Sports LLC**

Revisions	Date

SHEET TITLE

**Floor Plan**

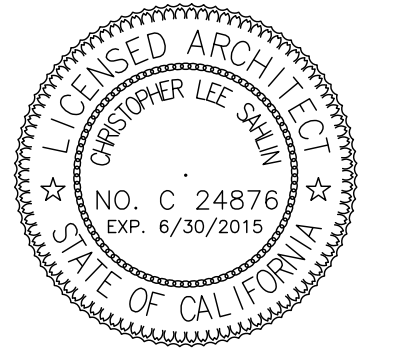
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 JOB NO. 15-101  
 SHEET NO. ©

**SD-2**



CSA

Chris Sahlin Architects  
 121 S. Palm Canyon Dr. Ste. 229  
 Palm Springs, California 92262  
 Tel. 760 325 5227  
 Fax. 760 325 5229



PROJECT **SUBWAY RESTAURANT**  
 275 Garnet Avenue at N. Indian  
 Palm Springs, California  
 FOR **Palm Springs Motor Sports LLC**

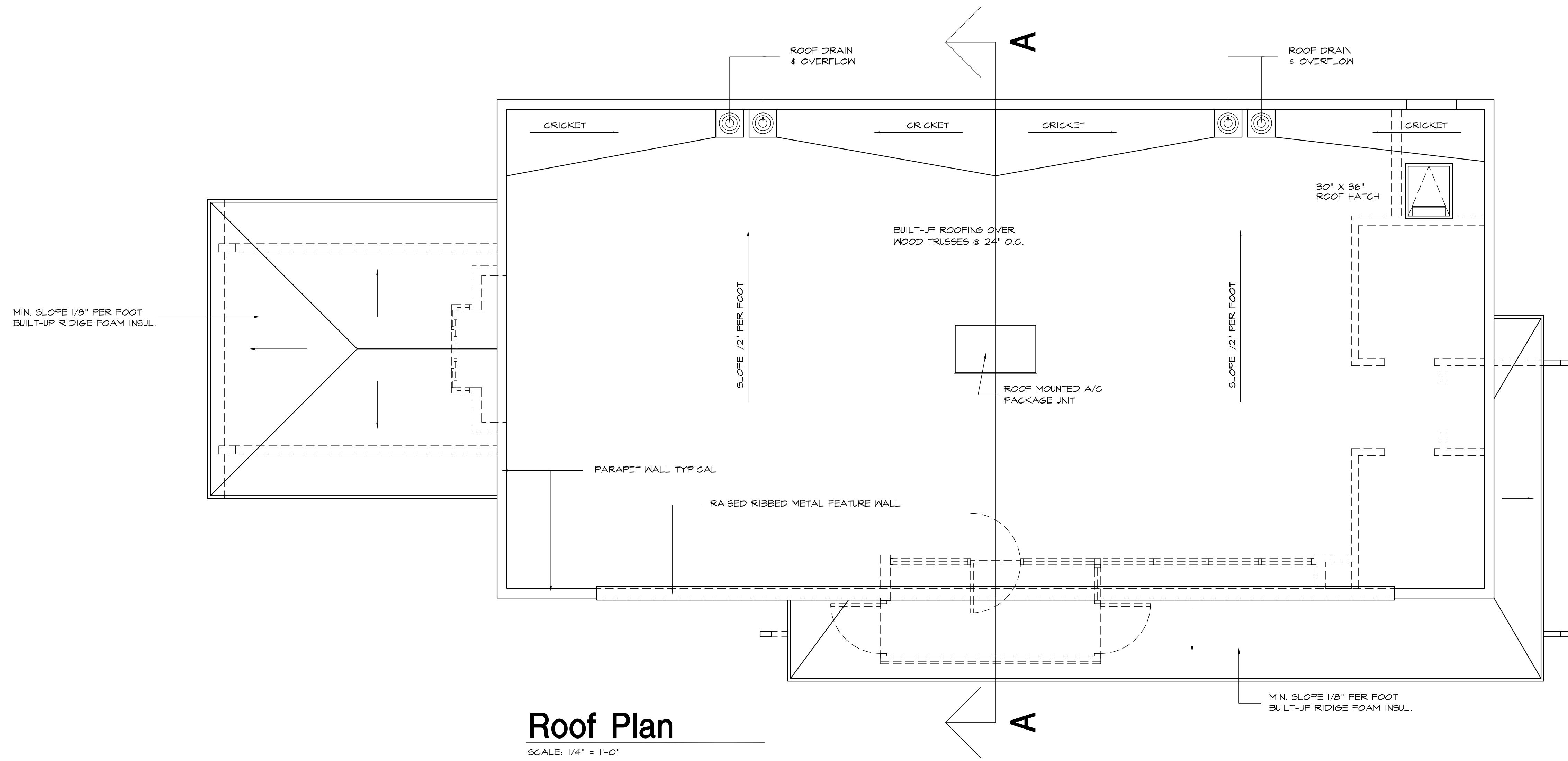
Revisions	Date

SHEET TITLE

**Roof Plan**

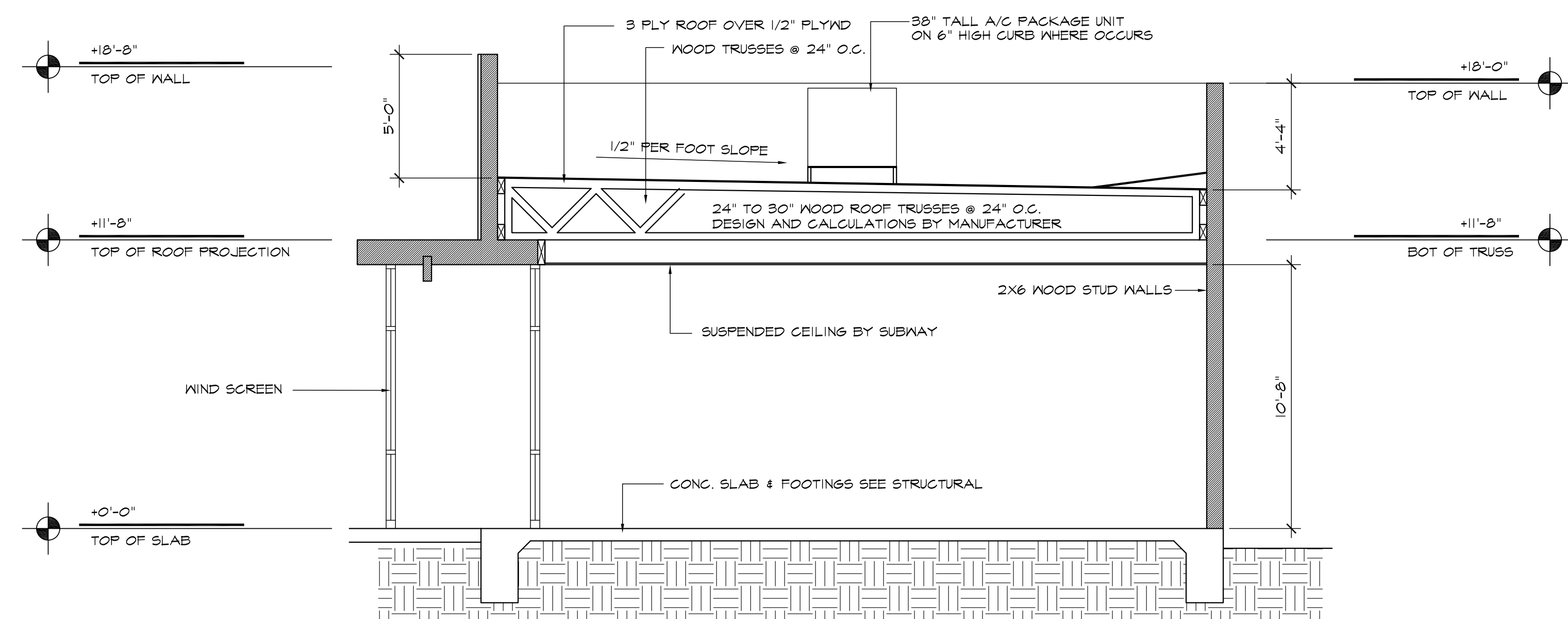
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 DATE **3-11-15**  
 JOB NO. **15-101**  
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**SD-3**



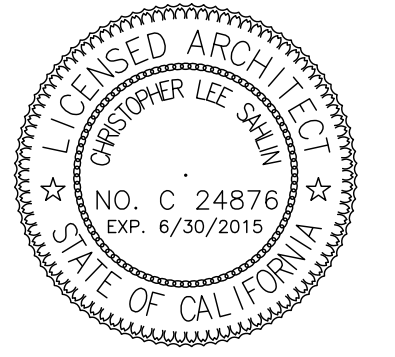
**Roof Plan**

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

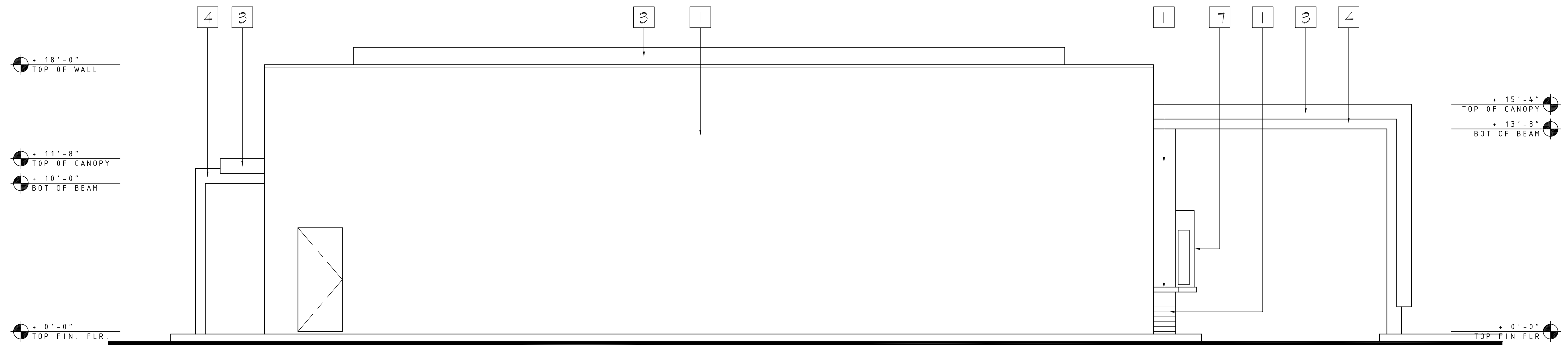


**Building Section A-A**

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

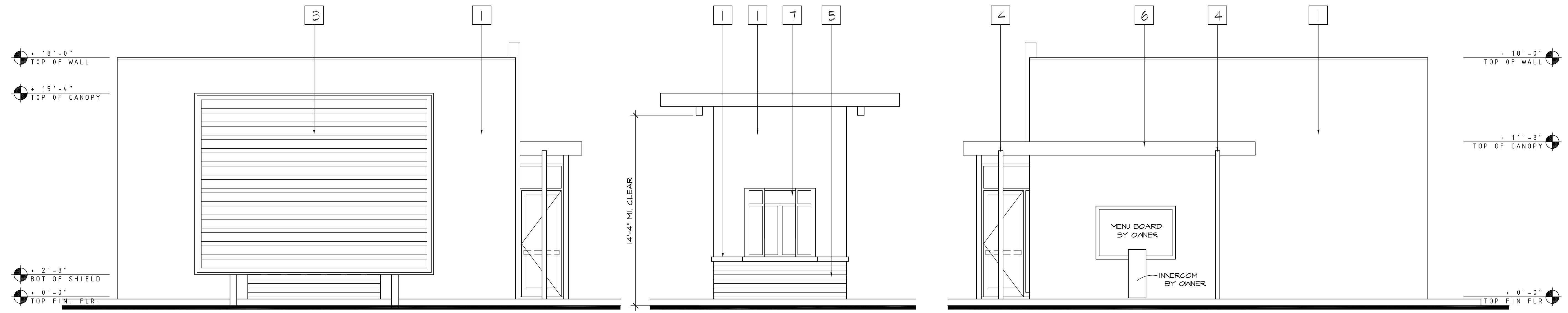


PROJECT **SUBWAY RESTAURANT**  
 275 Garnet Avenue at N. Indian  
 Palm Springs, California  
 FOR **Palm Springs Motor Sports LLC**



**EAST / REAR ELEVATION**

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



**NORTH / STREET ELEVATION**

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

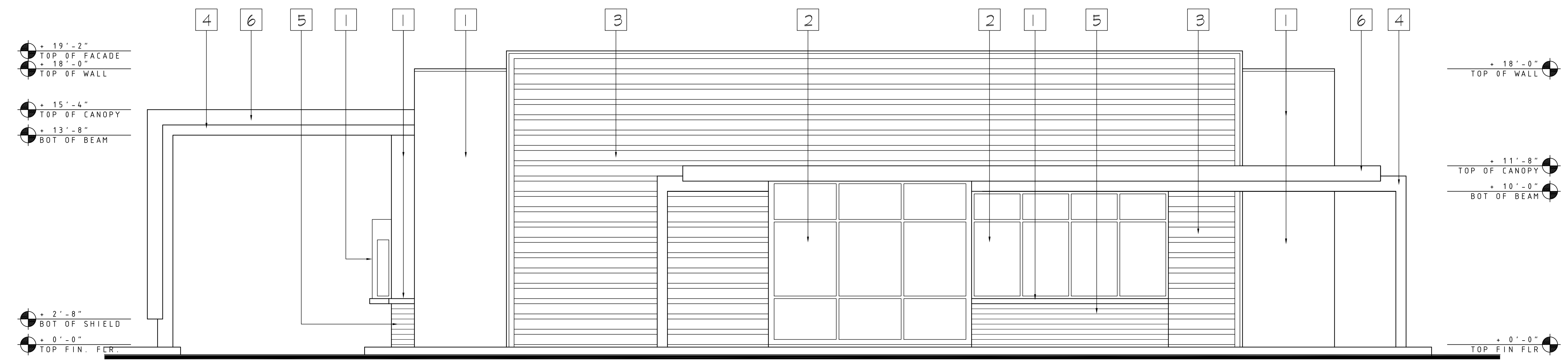
**PICK-UP WINDOW**

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

**SOUTH / SIDE ELEVATION**

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

- 1 PLASTER - LA HABRA - FINE  
COLOR: 50 CRYSTAL (T9) BASE 100
- 2 STORE FRONT WINDOWS - KAWNEER ENTARA 450  
COLOR: PERMADIZE HARDCOAT - PLATINUM ICE
- 3 METAL SIDING - WESTERN METAL 24 GAGE DECK  
WESTERN RIB/HR36 - 1 1/2" H. 7 3/16" SPACING  
COLOR: ASH GRAY
- 4 METAL SHADE SUPPORT POST & BEAMS  
COLOR: PITTSBURGH PAINTS - 541-T NAPOLEON
- 5 TILE TRIM - DALTILE SEMI-GLOSS  
3" X 6" RUNNING BOND  
COLOR: SUNFLOWER DHS0
- 6 METAL TRIM - CUSTOM 24 GAGE BREAK METAL  
COLOR: ASH GRAY TO MATCH RIBBED METAL
- 7 PICK-UP WINDOW - SUBWAY STANDARD  
COLOR TO MATCH WINDOWS



**WEST / FRONT ELEVATION**

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

Revisions	Date

SHEET TITLE

**Exterior Elevations**

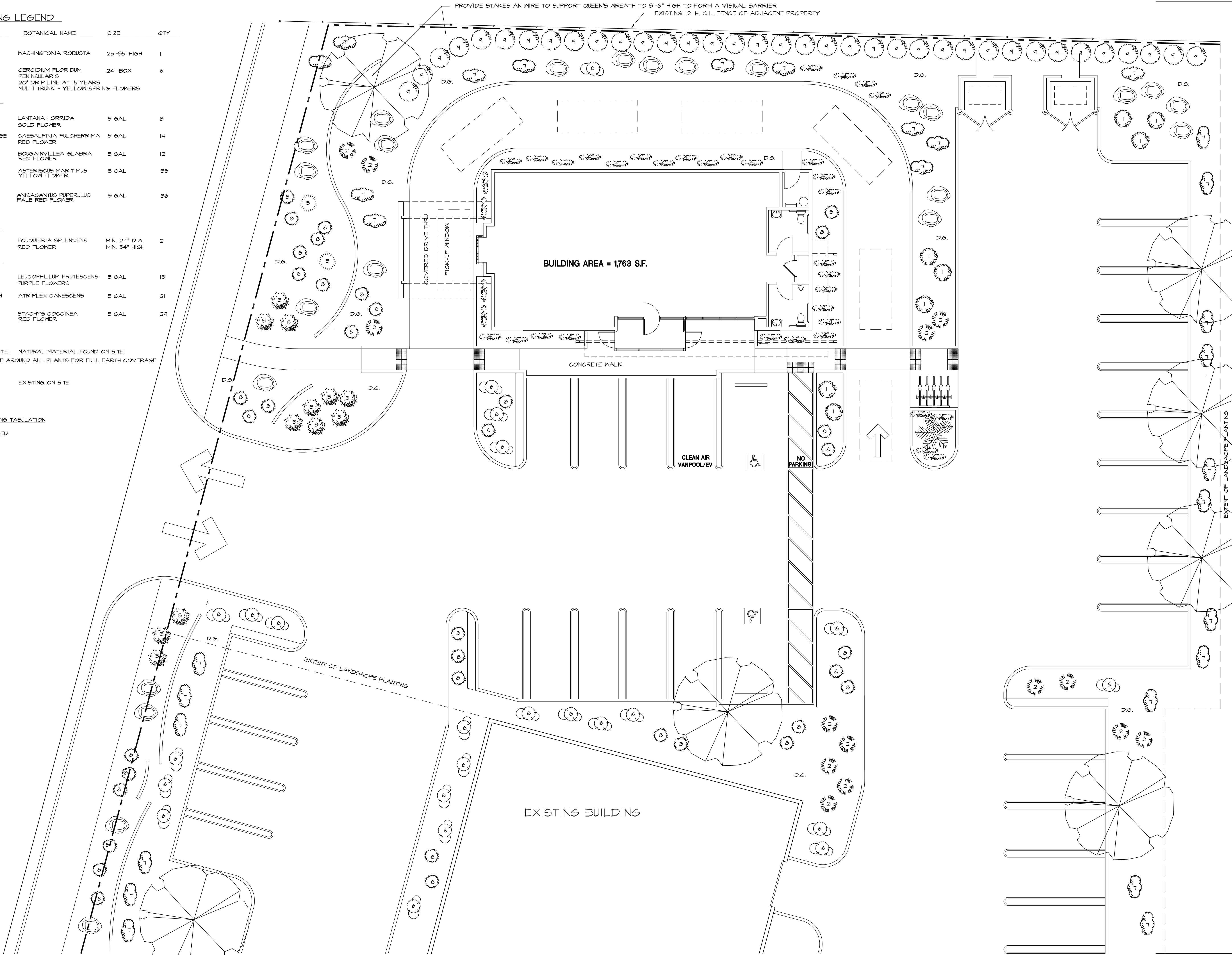
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 JOB NO. 15-101  
 SHEET NO. ©

PLANTING LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
<b>TREES</b>				
	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	25'-35' HIGH	1
	BAJA PALO VERDE	CERCIDIUM FLORIDUM PENINSULARIS 20' DRIP LINE AT 15 YEARS MULTI TRUNK - YELLOW SPRING FLOWERS	24" BOX	6
<b>SHRUB</b>				
	DESERT LANTANA	LANTANA HORRIDA GOLD FLOWER	5 GAL	8
	RED BIRD OF PARADISE	CAESALPINIA FULCHERRIMA RED FLOWER	5 GAL	14
	RED BOUGAINVILLEA	BOUGAINVILLEA GLABRA RED FLOWER	5 GAL	12
	MEDITERRANEAN BEACH DAISY	ASTERISCUS MARITIMUS YELLOW FLOWER	5 GAL	38
	RED CHIHUAHUAN HONEYSUCKLE	ANISACANTUS PUPERULUS PALE RED FLOWER	5 GAL	36
<b>ACCENT PLANTS</b>				
	OCOTILLO	FOUQUIERIA SPLENDENS RED FLOWER	MIN. 24" DIA. MIN. 54" HIGH	2
<b>GROUND COVER</b>				
	TEXAS RANGER	LEUCOPHYLLUM FRUTESCENS PURPLE FLOWERS	5 GAL	15
	FOUR-WING SALTBUUSH	ATRIPLEX CANESCENS	5 GAL	21
	SCARLET BETONY	STACHYS COCCINEA RED FLOWER	5 GAL	24
<b>INERT MATERIALS</b>				
D.G.	DECOMPOSED GRANITE	NATURAL MATERIAL FOUND ON SITE		
	PLACE DECOMPOSED GRANITE AROUND ALL PLANTS FOR FULL EARTH COVERAGE			
	BOULDERS 3' - 5'	EXISTING ON SITE		

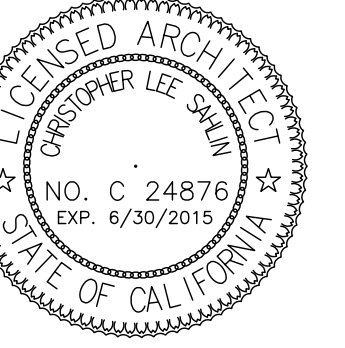
PARKING LOT SHADING TABULATION

21 SPACES PROVIDED  
11 SHADED = 40%



CSA

Chris Sahlin Architects  
121 S. Palm Canyon Dr. Ste. 229  
Palm Springs, California 92262  
Tel. 760 325 5227  
Fax. 760 325 5229



PROJECT **SUBWAY RESTAURANT**

275 Garnet Avenue at N. Indian  
Palm Springs, California

FOR **Palm Springs Motor Sports LLC**

Revisions	Date

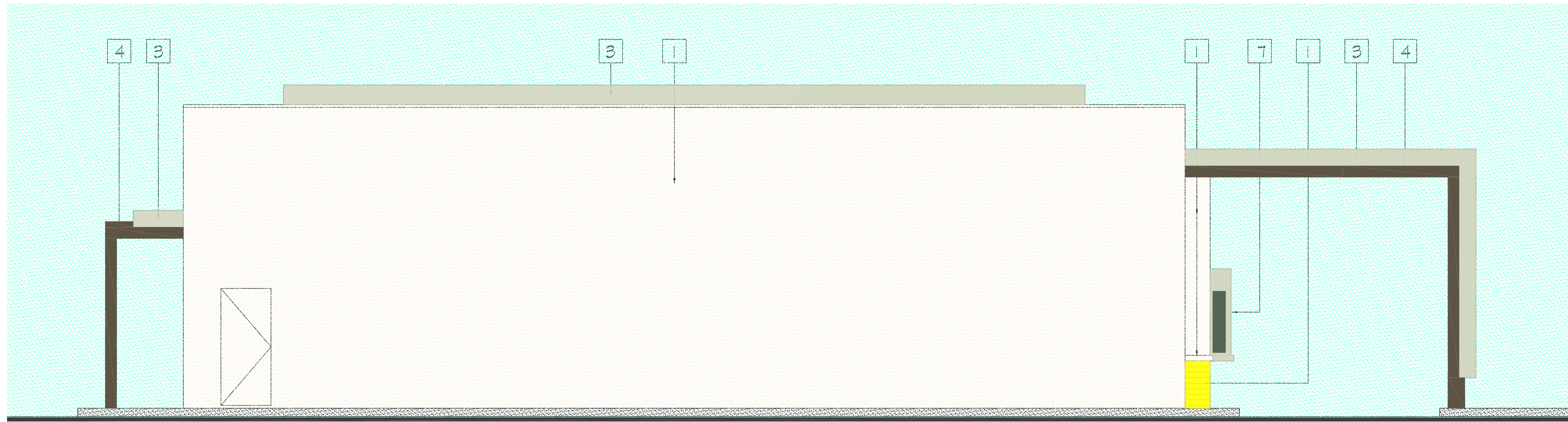
SHEET TITLE

**Planting Plan**

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DATE **6-1-15**  
JOB NO. **15-101**  
SHEET NO. **©**

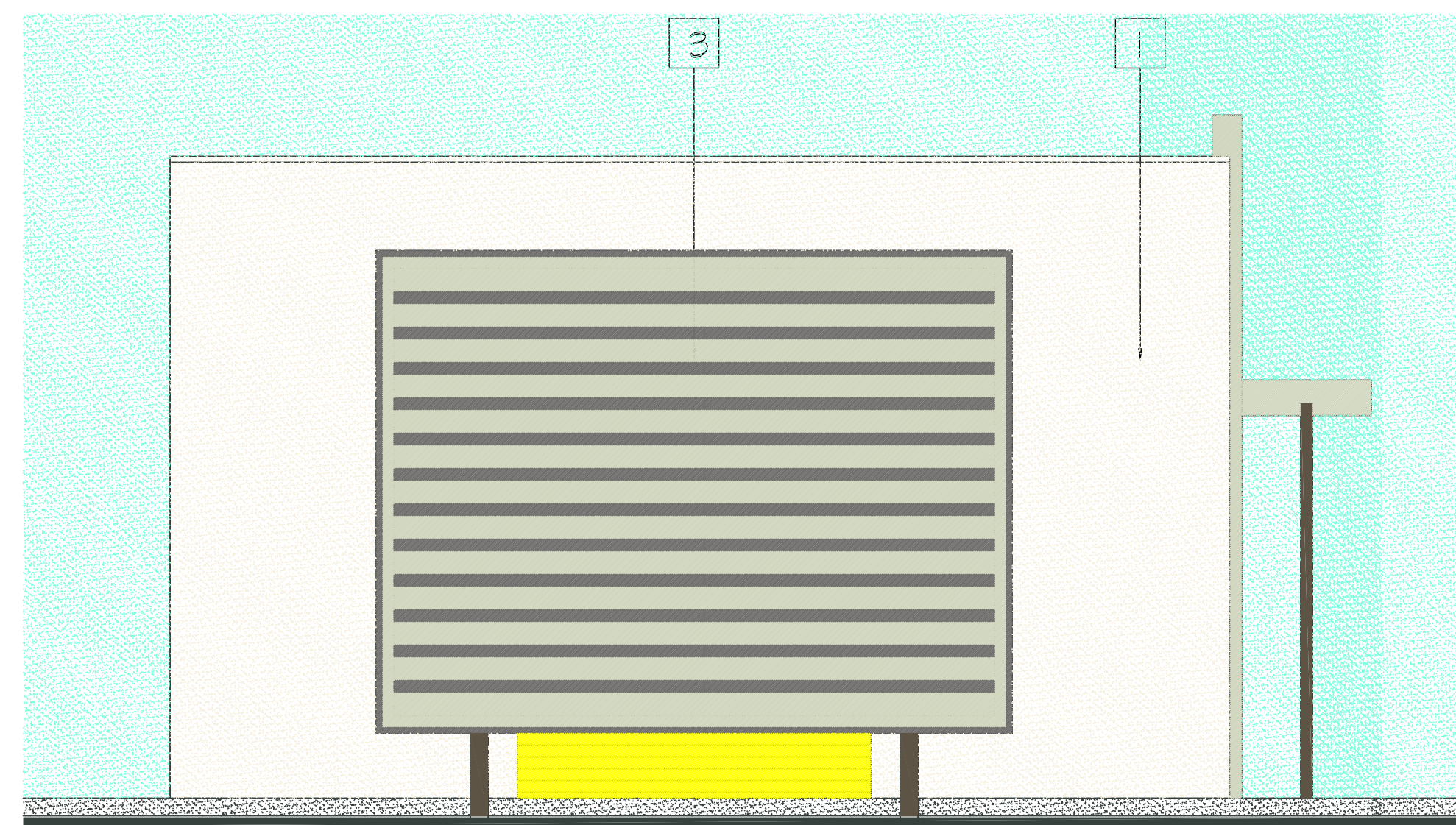
**SD-5**





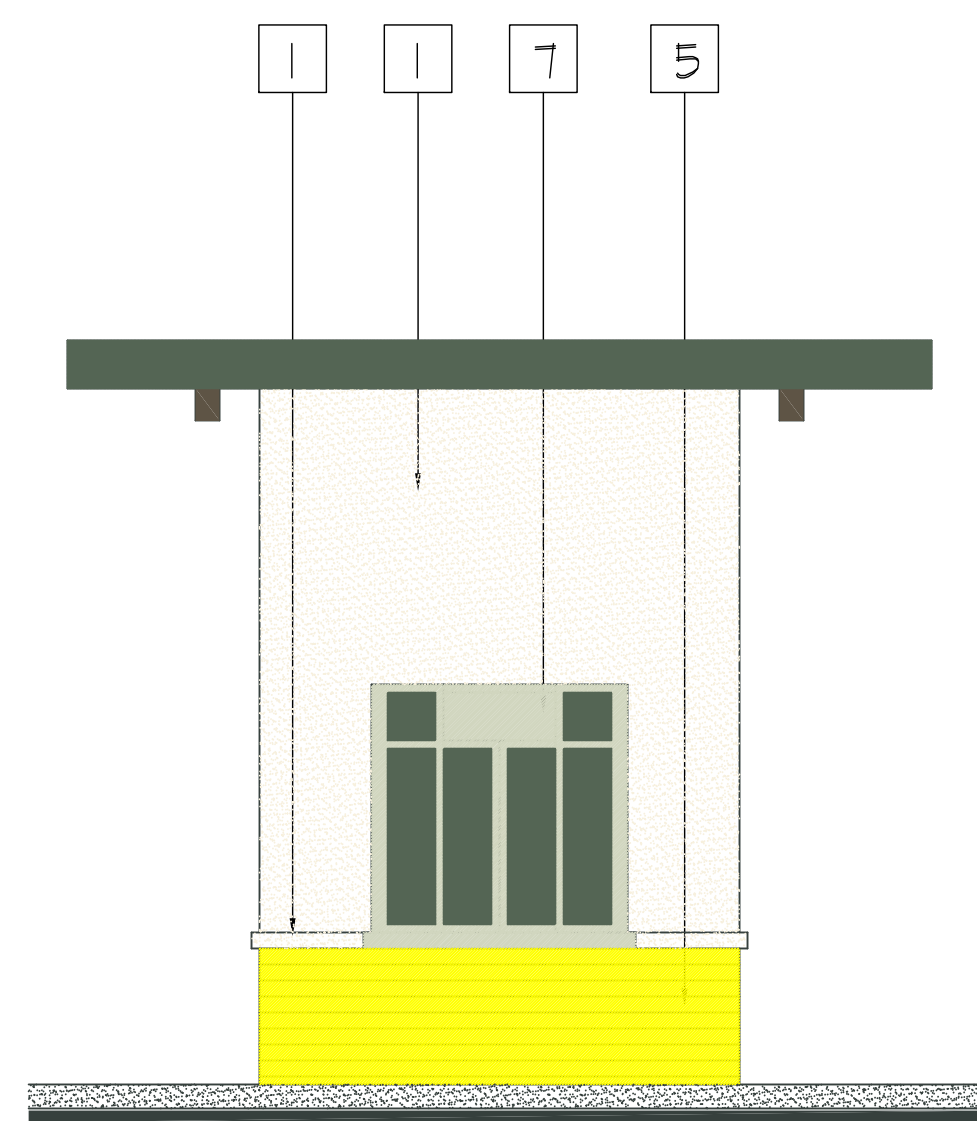
**EAST / REAR ELEVATION**

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



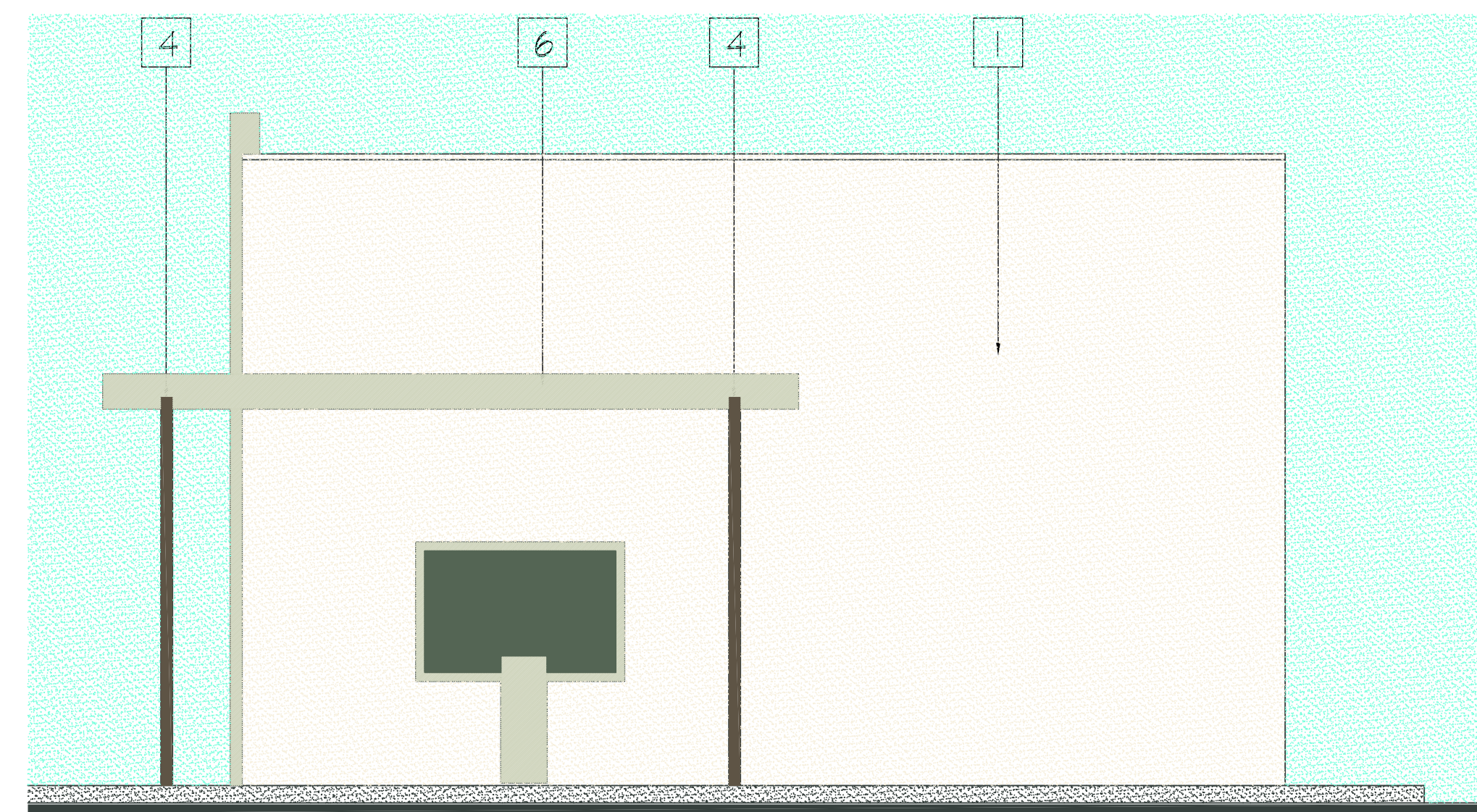
**NORTH / STREET ELEVATION**

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



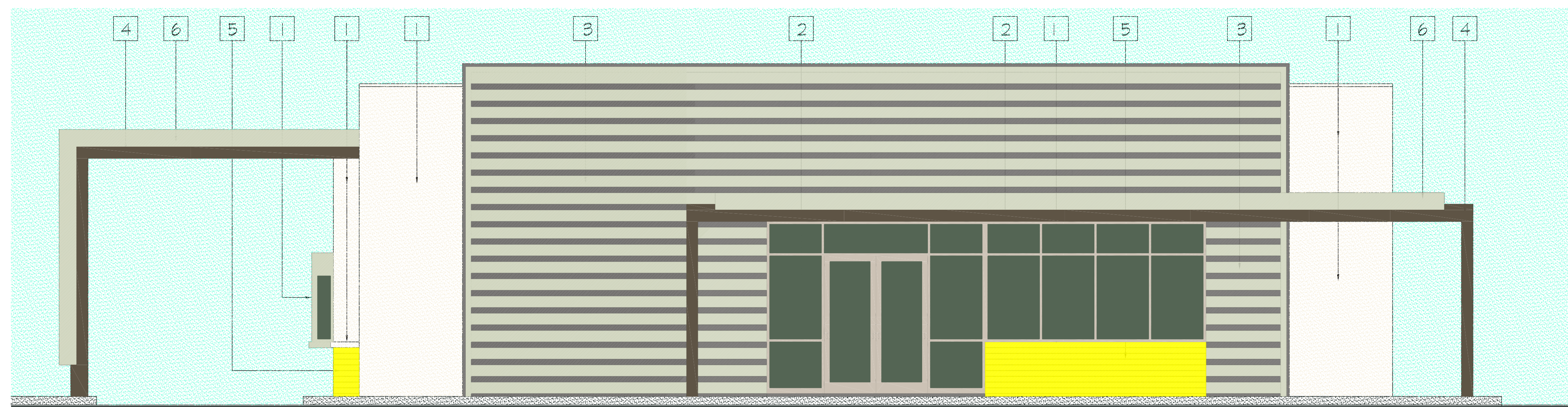
**PICK-UP WINDOW**

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



**SOUTH / SIDE ELEVATION**

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



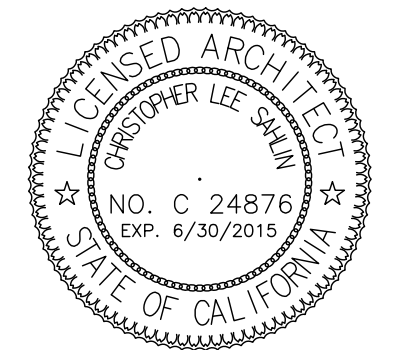
**WEST / FRONT ELEVATION**

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

- 1 PLASTER - LA HABRA - FINE  
COLOR: 50 CRYSTAL (T1) BASE 100
- 2 STORE FRONT WINDOWS - KAWNEER ENTARA 450  
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COLOR: SUNFLOWER DHS0
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- 7 PICK-UP WINDOW - SUBWAY STANDARD  
COLOR TO MATCH WINDOWS

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Revisions	Date

SHEET TITLE

**Exterior Elevations**

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SHEET NO. ©

**SD-4**



**PLANTING LEGEND**

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
<b>TREES</b>				
	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	25'-35' HIGH	1
	BAJA PALO VERDE	CERCIDIUM FLORIDUM FENICULARIS 20' DRIP LINE AT 15 YEARS MULTI TRUNK - YELLOW SPRING FLOWERS	24" BOX	6
<b>SHRUB</b>				
	DESERT LANTANA	LANTANA HORRIDA GOLD FLOWER	5 GAL	8
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	RED BOUGAINVILLEA	BOUGAINVILLEA GLABRA RED FLOWER	5 GAL	12
	MEDITERRANEAN BEACH DAISY	ASTERISCUS MARITIMUS YELLOW FLOWER	5 GAL	38
	RED CHIHUAHUAN HONEYSUCKLE	ANISACANTUS PUPERULUS PALE RED FLOWER	5 GAL	36
<b>ACCENT PLANTS</b>				
	OCOTILLO	FOUQUIERIA SPLENDENS RED FLOWER	MIN. 24" DIA. MIN. 54" HIGH	2
<b>GROUND COVER</b>				
	TEXAS RANGER	LEUCOPHYLLUM FRUTESCENS PURPLE FLOWERS	5 GAL	15
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	SCARLET BETONY	STACHYS COCCINEA RED FLOWER	5 GAL	24
<b>INERT MATERIALS</b>				
	D.S. DECOMPOSED GRANITE:	NATURAL MATERIAL FOUND ON SITE		
		PLACE DECOMPOSED GRANITE AROUND ALL PLANTS FOR FULL EARTH COVERAGE		
	BOULDERS 3' - 5'	EXISTING ON SITE		

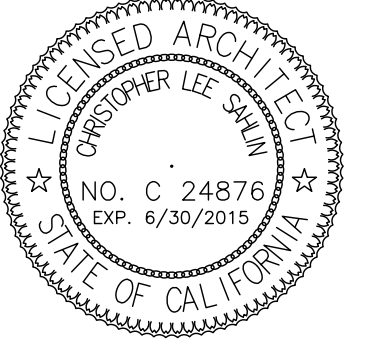
**PARKING LOT SHADING TABULATION**

21 SPACES PROVIDED  
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SHEET TITLE

**Planting Plan**

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JOB NO. **15-101**  
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**SD-5**