



## PLANNING COMMISSION STAFF REPORT

DATE: January 11, 2017

PUBLIC HEARING

SUBJECT: PALM GROVE GROUP, LLC FOR PALM SPRINGS FAN CLUB FOR A CONDITIONAL USE PERMIT TO ALLOW FOR A COCKTAIL LOUNGE WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED AT 1539 AND 1541 NORTH PALM CANYON DRIVE, ZONE C-1, SECTION 10 (CASE NO. 5.1402 CUP) (NK)

FROM: Department of Planning Services

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### SUMMARY

The Planning Commission to review a request for the approval of a Conditional Use Permit (CUP) to allow for a cocktail lounge within an existing commercial building located at 1539 and 1541 North Palm Canyon Drive.

### RECOMMENDATION:

Approve, subject to Conditions of Approval.

### BACKGROUND INFORMATION:

<b><i>Related Relevant City Actions by Planning, Fire, Building, etc...</i></b>	
04/05/1972	Planning Commission approved painting of the exterior building walls.
06/08/1993	Certificate of Occupancy issued for a chiropractor business.
10/17/2008	Certificate of Inspection issued for a dog grooming business.
08/16/2016	Replacement of an existing 6-foot high block wall.
09/06/2016	Tenant improvement at an office building.
11/03/2016	Planning Services Department received a LUP application for a parking waiver and a MAA application for façade improvement for the proposed cocktail lounge.

<b><i>Most Recent Ownership/Business</i></b>	
05/07/2013	Wayne Gottlieb

<b>Field Check</b>	
12/21/2016	Staff visited the site to observe existing conditions.

<b>Site Area</b>	
Lot Area	6,861 square feet
Building Area (Total)	2,245 square feet
Cocktail Lounge, Office, Restrooms, Keg Cooler/Sink	1,722 square feet
Storage Space	523 square feet

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Existing General Plan Designation</b>	<b>Existing Zoning Designation</b>
Subject Property	Commercial (Currently vacant)	MU (Mixed-Use/Multi-Use)	C-1 (Retail Business Zone)
North	Commercial (Hotel)	MU	C-1
South	Commercial (Restaurant)	MU	C-1
East	Commercial (Early Education Center)	MU	C-1
West	Multi-Family Residential (2 Units)	MU	R-3 (Multiple-Family Residential and Hotel Zone)



**AERIAL VIEW OF THE PROJECT SITE**  
(  Project Site Property Line)

**PROJECT DESCRIPTION:**

The 6,861 square-foot project site, which is located between the Arrive Hotel (north) and the Draughtsman restaurant (south), is currently developed with a 1,722 square-foot primary building and a 523 square-foot detached accessory building in the rear. The applicant proposes to utilize the 1,722 square-foot building to establish a new cocktail lounge, which space includes an office, a keg cooler/storage area, and restrooms.

The applicant is requesting the approval for a Conditional Use Permit (CUP) for a cocktail lounge pursuant to Section 92.12.01(D)(9) of the Palm Springs Zoning Code (PSZC). The California Department of Alcohol Beverage Control (ABC) requires a Type 48 (On Sale General – Public Premises) for uses such as bar and nightclub. Due to overconcentration of the liquor licenses that have been issued within the project site vicinity, the approval of a Public Convenience of Necessity (PCN) will be required for the operation of the proposed cocktail lounge. The applicant has submitted a PCN application to the Planning Services Department, and the item is scheduled for review by the City Council on January 18, 2017.

The proposed cocktail lounge will operate seven (7) days a week from 11:00 AM to 2:00 AM. The cocktail lounge will provide a total of forty-four (44) seats, which consists of eight (8) bar seats and thirty-six (36) seats, and there will be nine (9) tables in total.

Pursuant to Section 93.06.00(D)(5) of the PSZC, a cocktail lounge use is required to provide one (1) parking space for every thirty-five (35) square feet of gross floor area where the public is served or one (1) parking space for every three (3) seats. With the proposed forty-four (44) seats, the cocktail lounge will be required to provide a minimum of fifteen (15) parking spaces according to the zoning requirement. On the other hand, utilizing parking calculations based on the 969 square-foot area where the public will be served, twenty-eight (28) parking spaces will be required. The project site is developed without on-site parking and nonconforming to the current off-street parking requirement. According to Section 94.02.01(C)(f) of the PSZC, a change of use for an existing commercial/retail building on property with frontage on Palm Canyon Drive is eligible for a waiver of all or a portion of additional parking that would otherwise be required for such change of use as long as specific conditions stated in the zoning Code are met. These conditions are: 1) The property is not within a Planned Development District; 2) The property is not more than (3) acres in total area; 3) The existing building is less than 20,000 square feet; 4) The property is not within the "D" downtown parking combining zone; and 5) The building existed prior to October 3, 2014. The subject property meets all these conditions. The parking waiver is processed via a Land Use Permit (LUP) application. The applicant has submitted a LUP application to the Planning Services Department in accordance with Section 94.02.01 (Land Use Permits) of the Palm Springs Zoning Code.

The subject site is developed with an outdoor open space in the rear, which will be utilized for accommodating special events. Pursuant to Section 92.12.01(C)(2)(h) of the PSZC, outdoor uses as an accessory to a permitted main use and located on the same property for special events are permitted in the C-1 Zone subject to a Land Use Permit (LUP). In conjunction with this Conditional Use Permit (CUP) application, the applicant has submitted a Minor Architectural Review (MAA) application for site improvement to accommodate the new cocktail lounge and the outdoor event space. The proposed site improvement is subject to Section 94.04.00 (Architectural Review) of the PSZC and excluded from this CUP application review.

**PROJECT ANALYSIS:**

**General Plan**

Land Use Element	Request	Compliance
<p><u>Land Use Element:</u>                      Mixed-use/Multi-use (Maximum of 15 dwelling units per acre for residential uses and a maximum 0.50 FAR for nonresidential uses). Specific uses intended in these areas include community-serving</p>	<p>The project proposes the establishment of a cocktail lounge.</p>	<p>Yes.</p>

<p>retail commercial, professional offices, service businesses, restaurants, daycare centers, public and quasi-public uses. Residential development at a maximum density of 15 units per acre is permitted; planned development districts may allow residential densities up to 30 du/acre and also ensure that all proposed uses are properly integrated and allow the implementation of development standards that are customized to each site.</p>		
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**Zoning**

Permitted Uses PSZC, §92.12.01(D)(9)	Request	Compliance
<p>Cocktail lounge is permitted in the C-1 Zone with a Conditional Use Permit (CUP).</p>	<p>The project proposes the establishment of a cocktail lounge in the C-1 (Retail Business) Zone.</p>	<p>Yes, with the approval of a CUP.</p>
Off-Street Parking Requirements PSZC, §93.06.00(D)(5)	Request	Compliance
<p>One (1) space for every thirty-five (35) square feet of gross floor area where the public is served or one (1) space for every three (3) seats is required for cocktail lounge use.</p> <p>Gross floor area where the public will be served: 969 square feet                      # of parking spaces required: Minimum 28</p> <p># of seats proposed: 44                      # of parking spaces required: Minimum 15</p>	<p>The project site is nonconforming to the current off-street parking requirement. Parking waiver is requested pursuant to Section 94.02.01(C)(f) of the PSZC.</p>	<p>Yes, with the approval of a LUP (LUP 16-070)</p>

**REQUIRED FINDINGS:**

Pursuant to Section 94.02.00(B)(6) of the Palm Springs Zoning Code, the Planning Commission is required to make the following findings to approve a Conditional Use Permit.

- a. *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.*

Pursuant to Section 92.12.01(D)(9) of the Palm Springs Zoning Code, cocktail lounge use in the C-1 Zone is allowed with the approval of a Conditional Use Permit.

- b. *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.*

Located adjacent to the Arrive Hotel and the Draughtsman restaurant, the proposed cocktail lounge will be a new addition to the service-oriented land uses found in the neighborhood; therefore, the proposed use is consistent with the objectives of the Palm Springs 2007 General Plan Land Use Element for the MU (Mixed-Use/Multi-Use) land use designation area. Additionally, the proposed service use will be accessible to both local residents and visitors and meet the balance of land uses, which is stressed in the General Plan Land Use Element. With the Conditions of Approval stated in Exhibit A of this report, the development and operation of the proposed cocktail lounge will not create detrimental effects on the site and its vicinity.

- c. *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 subject property is 6,861 square feet in size and is nonconforming to the minimum lot area of 20,000 square feet currently required for the C-1 Zone, as well as the off-street parking requirement. The proposed cocktail lounge use will utilize approximately twenty-five (25%) of the lot. Therefore, the site provides sufficient space for adjustments, which may be required by changes in land use needs in the future. While the site does not provide on-site parking spaces, it meets the conditions specified in Section 94.02.01(C)(f) of the PSZC, which allow a parking waiver with the approval of a Land Use Permit (LUP). Located next to the Arrive Hotel, the cocktail lounge is expected to be utilized by the hotel guests. Considering the availability of parking at the Arrive Hotel and on Palm Canyon Drive, as well as the nature of the cocktail lounge that conducts on-site sales and serving of alcoholic beverages, parking demand for the cocktail lounge use is expected to be minimal.

- d. *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 site is located on North Palm Canyon Drive, a designed Major Thoroughfare in the Circulation Element of the Palm Springs General Plan. The

street provides four (4)-vehicle lanes and public transit is available. The new cocktail lounge use will utilize a 1,722 square-foot building located on a 6,861 square-foot lot, which is equivalent to 25% of the lot area. Therefore, the impact of the proposed cocktail lounge on the streets and highways will be insignificant.

- e. *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.*

Conditions of Approval will be imposed to ensure that the health, safety, and welfare of the public will not be adversely affected by the proposed cocktail lounge use. The conditions, which are stated in Exhibit A of this report, include stipulations in various aspects of the proposed land use that include, but are not limited to: adherence to Hours of Operation, Noise Ordinance compliance, and permit requirement for on-premise signage.

#### CONCLUSION:

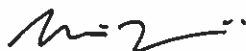
The proposed project is consistent with the goals and objectives of the General Plan and Zoning Code. Therefore, staff recommends the Planning Commission approve the proposed project subject to Conditions of Approval stated in Exhibit A of this report.

#### ENVIRONMENTAL:

This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of Title 14, Chapter 3 of the California Code of Regulations (Class 1, Existing Facilities exemption).


#### NOTIFICATION:

A public hearing notice was published in the local newspaper and mailed to all property owners and registered occupants 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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Noriko Kikuchi  
Assistant Planner



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Finn Fagg, AICP  
Director of Planning Services

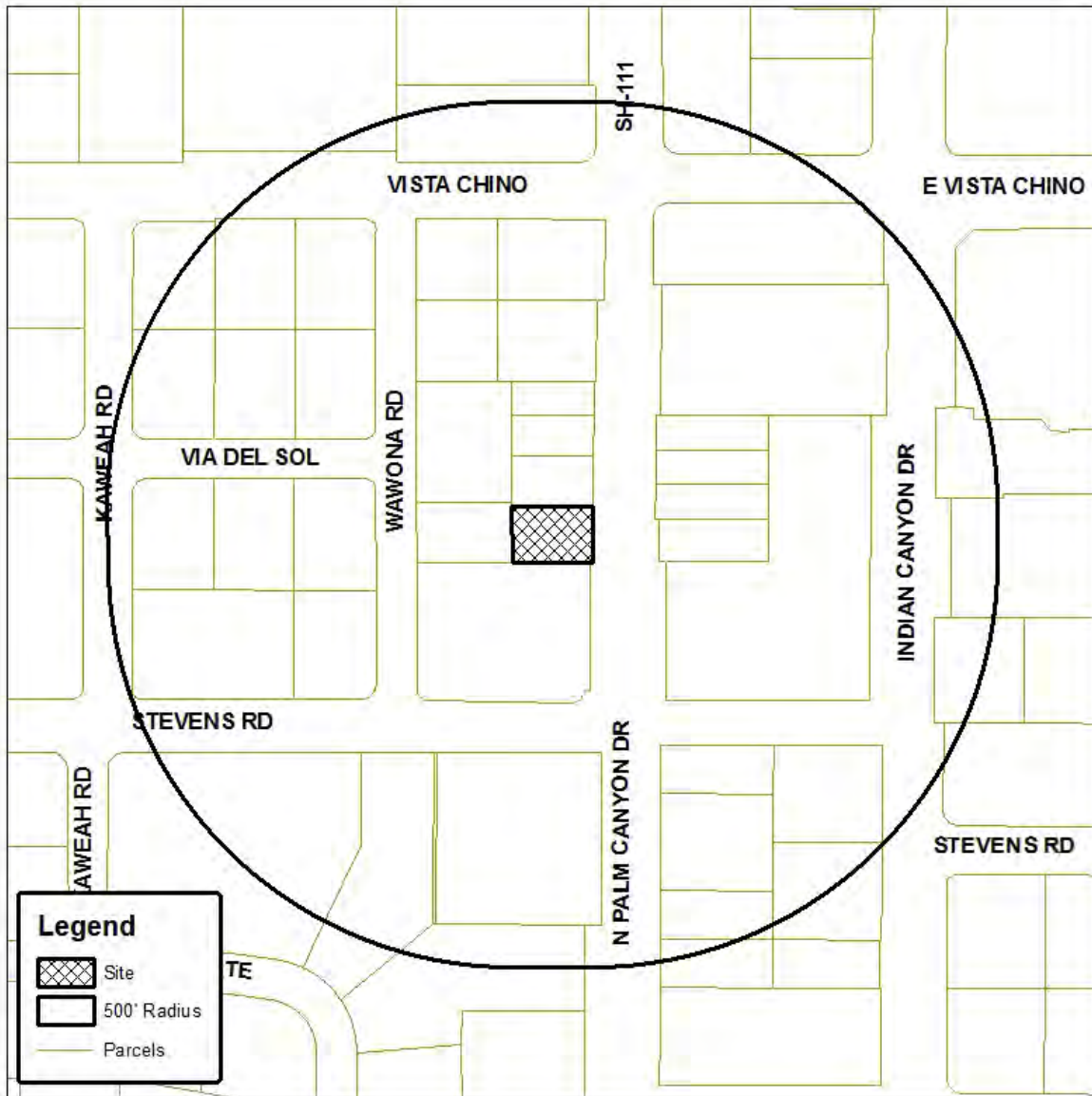
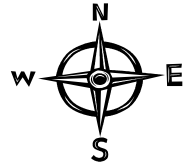
**Attachments:**

1. Vicinity map
2. Draft Resolution
3. Conditions of Approval
4. Justification Letter for a Conditional Use Permit (CUP)
5. Plan Exhibits





# Department of Planning Services Vicinity Map



## CITY OF PALM SPRINGS

CASE NO: 5.1402 CUP

APPLICANT: Palm Grove Group, LLC (Palm Springs Fan Club)

ADDRESS: 1539 and 1541 North Palm Canyon Drive

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE NO. 5.1402, A CONDITIONAL USE PERMIT (CUP) TO ALLOW FOR A COCKTAIL LOUNGE WITHIN AN EXISTING COMMERCIAL BUILDING AT 1539 AND 1541 NORTH PALM CANYON DRIVE (ZONE C-1)

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

A. Palm Grove Group, 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 within an existing commercial building located at 1539 and 1541 North Palm Canyon Drive, Zone C-1, Section 10, APN#: 505-165-006.

B. A cocktail lounge may be permitted in the C-1 (Retail Business) Zone with the approval of a Conditional Use Permit, pursuant to Section 92.12.01(D)(9) of the Zoning Code.

C. Notice of public hearing of the Planning Commission of the City of Palm Springs to consider Case No. 5.1402, a Conditional Use Permit (CUP), was given in accordance with applicable law.

D. On January 11, 2017, a public hearing on the application was held by the Planning Commission in accordance with applicable law.

E. 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

F. 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.

G. In accordance with Section 94.02.00(B)(6) of the Zoning Code, the Planning Commission 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 the Zoning Code.*

Pursuant to Section 92.12.01(D)(9) of the Palm Springs Zoning Code,

cocktail lounge use in the C-1 Zone is allowed with the approval of 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.*

Located adjacent to the Arrive Hotel and the Draughtsman restaurant, the proposed cocktail lounge will be a new addition to the service-oriented land uses found in the neighborhood; therefore, the proposed use is consistent with the objectives of the Palm Springs 2007 General Plan Land Use Element for the MU (Mixed-Use/Multi-Use) land use designation area. Additionally, the proposed service use will be accessible to both local residents and visitors and meet the balance of land uses, which is stressed in the General Plan Land Use Element. With the Conditions of Approval, attached hereto as Exhibit A, the development and operation of the proposed cocktail lounge will not create detrimental effects on the site and its vicinity.

- 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 subject property is 6,861 square feet in size and is nonconforming to the minimum lot area of 20,000 square feet currently required for the C-1 Zone, as well as the off-street parking requirement. The proposed cocktail lounge use will utilize approximately twenty-five (25%) of the lot. Therefore, the site provides sufficient space for adjustments, which may be required by changes in land use needs in the future. While the site does not provide on-site parking spaces, it meets the conditions specified in Section 94.02.01(C)(f) of the PSZC, which allow a parking waiver with the approval of a Land Use Permit (LUP). Located next to the Arrive Hotel, the cocktail lounge is expected to be utilized by the hotel guests. Considering the availability of parking at the Arrive Hotel and on Palm Canyon Drive, as well as the nature of the cocktail lounge that conducts on-site sales and serving of alcoholic beverages, parking demand for the cocktail lounge use is expected to be minimal.

- 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 site is located on North Palm Canyon Drive, a designed Major Thoroughfare in the Circulation Element of the Palm Springs General Plan. The street provides four (4)-vehicle lanes and public transit is available. The new cocktail lounge use will utilize a 1,722 square-foot building located on a 6,861

square-foot lot, which is equivalent to 25% of the lot area. Therefore, the impact of the proposed cocktail lounge on the streets and highways will be insignificant.

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.*

Conditions of Approval, attached hereto as Exhibit A, will be imposed to ensure that the health, safety, and welfare of the public will not be adversely affected by the proposed cocktail lounge use. The Conditions of Approval include stipulations in various aspects of the proposed land use that include, but are not limited to: adherence to Hours of Operation, Noise Ordinance compliance, and permit requirement for on-premise signage.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case No. 5.1402, a Conditional Use Permit (CUP) to allow a cocktail lounge within an existing commercial building located at 1539 and 1541 North Palm Canyon Drive, subject to the conditions set forth in the attached Exhibit A.

ADOPTED this 11<sup>th</sup> day of January, 2017.

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 5.1402 CUP  
Palm Springs Fan Club

1539 and 1541 North Palm Canyon Drive

January 11, 2017

**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 5.1402 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 November 3, 2016 and 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, lessee, applicant and successors and assigns (collectively "applicant") 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 5.1402 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. 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 7. 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 8. Cause No Disturbance. The owner shall monitor 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 9. 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 10. Comply with City Noise Ordinance. This use and property shall comply with the provisions of Chapter 11.74 (Noise Ordinance) of the Palm Springs

Municipal Code. Violations may result in revocation of this Conditional Use Permit (CUP).

<b>Ordinance Time of Day</b>	<b>Ordinance dBA Limits</b>
7:00 AM to 6:00 PM	60
6:00 PM to 10:00 PM	55
10:00 PM to 7:00 AM	50

ADM 11. 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 for consumption on the premises where sold. Minors are not allowed to enter and remain onsite.
- PLN 2. Hours of Operation. The operating hours may occur between 11:00 AM and 2:00 AM, seven (7) days a week. Any future modifications to the hours of operation shall require an amendment to this Conditional Use Permit (CUP).
- PLN 3. Letter of Convenience or Necessity and ABC License. The applicant shall obtain a Letter of Convenience or Necessity from the City Council and an appropriate on-sale license from the California Department of Alcoholic Beverage Control ("ABC License") prior to commencement of the alcohol sales. If the Resolution of Convenience and Necessity and/or the ABC License is not approved, the CUP will not be valid.
- PLN 4. Entertainment and Amplified Noise. This Conditional Use Permit (CUP) does not authorize any outdoor live entertainment and amplified noise, including speakers. No modifications to the noise level limits or other provisions of Chapter 11.74 (Noise Ordinance) of the Palm Springs Municipal Code are authorized by this Permit.
- PLN 5. Sign Permits Required. No signs are approved by this action. All signs, including temporary signs, shall be reviewed and approved in accordance with Section 93.20.00 (Signs) of the Palm Springs Zoning Code (PSZC). No signs shall be installed without sign permits.
- PLN 6. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 7. Outside Storage Prohibited. No outside storage of any kind shall be permitted.

PLN 8. Parking Waiver Required. The applicant shall obtain a Land Use Permit (LUP) for a parking waiver prior to the commencement of cocktail lounge operation. If the LUP is not approved, this CUP will not be valid.

### **BUILDING DEPARTMENT CONDITION**

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

### **FIRE DEPARTMENT CONDITIONS**

FID 1 Final Plan Check and Review Required. These conditions are subject to final plan check and review. Initial fire department conditions have been determined from the CUP application and site plans dated November 3, 2016. Additional requirements will be required based on changes in the submitted 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 three (3) 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 (three 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 4 “Exit Analysis Plans” required (CFC 104.7.2): Prepared, stamped and signed by a state licensed architect in ¼” = 1’ scale. The floor plans shall address the following for all assembly occupancies:

- Provide net occupant load calculations for interior (Bars, Enclosed Seating & Outdoor Seating). 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)
- Note any elevation changes in the exit discharge
- Locations of fire extinguishers (minimum rating 2A-10BC).

**END OF CONDITIONS**

3 November 2016

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

**RECEIVED**

NOV 03 2016

**PLANNING SERVICES  
DEPARTMENT**

**5 . 1 4 0 2**

To Whom it May Concern :

Please find here a justification letter as part of our Conditional Use Permit application for Palm Springs Fan Club LLC located at 1541N. Palm Canyon Drive.

This project seeks to transform an existing vacant building situated between the successful development projects known as The Arrive Hotel and The Draughtsman Restaurant and Bar, located on the north end of Palm Canyon Drive. Once completed, it will solidify the revitalization of this area of town. This project is being developed by the same group who executed both The Arrive Hotel, and The Draughtsman.

The existing one story buildings on this site are arranged around an open courtyard area located at the rear of the property. The intended use is an event space and small bar. Minor architectural changes to the exterior of the buildings call for:

- New exterior doors and windows on the sides and rear of the buildings.
- A reconstructed exterior garden wall on the south side of the project to replace a failing one. (has been approved already under a different submittal)
- New ADA ramp on the north east side of the building.
- New painted block walls on the east and south walls.

The interior of the buildings will be completely renovated to bring them up to current building codes and accessibility requirements. Improvements will include structural, mechanical, electrical and plumbing elements.

The P.S. Fan Club will employ 4 people. There will be 47 chairs and 9 tables. The liquor license required by the state has already been obtained by the owners.

Other state licenses required 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:

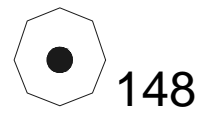
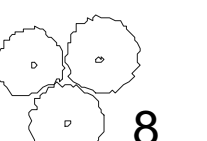
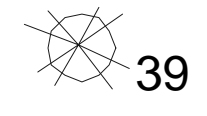
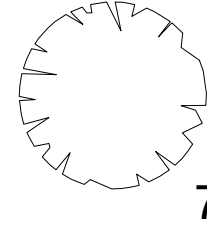

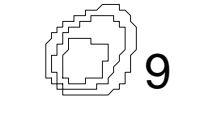
- The use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this Zoning Code;
- The use is desirable for the development of the community in providing products and services not currently offered in the area, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located;
- 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;
- 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 Palm Springs Fan Club at the end of this year.

Thank you for your time and support of this project.



PLANTING LEGEND

PLANTING SIZE	SCIENTIFIC NAME	COMMON NAME
 148 5-GAL	STIPA TENUISSIMA	MEXICAN FEATHER GRASS
 8 4' HT. MULTI TR.	YUCCA ROSTRATA	BEAKED YUCCA
 39 5-GAL	MUHLENBERGIA CAPILIARIS	REGAL MIST
 7	PARKINSONIA FLORIDA	PALO VERDE
 22	FICUS BENJAMINA	FICUS
 9	1'-6" - 3'-6" DIA. CRESTA BOULDERS	
2" DEPTH COMPACTED $\frac{3}{8}$ " MOJAVE GOLD CRUSHED ROCK IN PLANTERS		

PLANT IMAGES



STIPA TENUISSIMA



YUCCA ROSTRATA

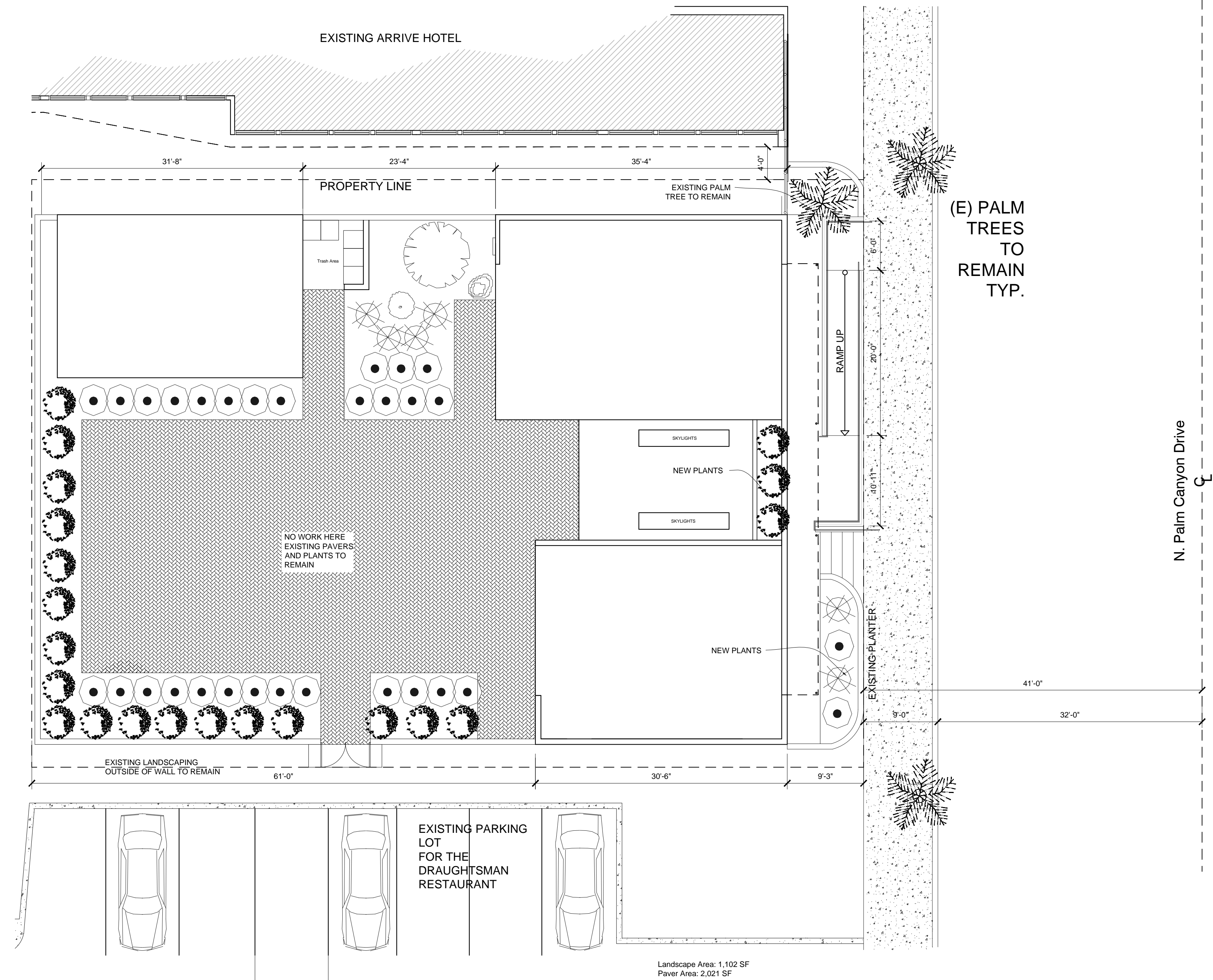


MUHLENBERGIA CAPILIARIS



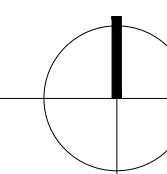
PARKINSONIA FLORIDA

NOT FOR CONSTRUCTION



LANDSCAPE PLAN

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



CHRIS PARDO DESIGN  
ELEMENTAL ARCHITECTURE

121 Prefontaine Pl. S.  
Seattle WA 98104  
[206] 329-1654  
1555 S. Palm Canyon Drive  
Suite D 202  
Palm Springs, CA  
elementalarchitecture.com

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**Desert  
Fan Club**  
1541 N. Palm Canyon Dr.  
Palm Springs, CA 92262  
APN# 505-165-006

CONDITIONAL USE PERMIT

REVISIONS

No.	Date	Description

Landscape  
Plan

DATE 11.02.16



Model: Super Nova

Directional Light

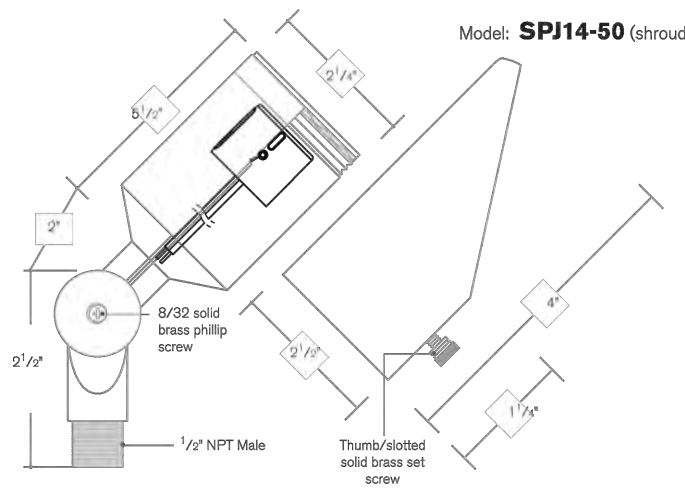
DESCRIPTION

Model#: Super Nova  
 Material: Solid Brass  
 Finish: Specify  
 Electrical: 9-24V  
 Lamp: FB-SW-CYL-TA125  
 Color Temp: 2700 k  
 Optic: Flood

Forever Bright

SPECIFICATION FEATURES

- Finish:** Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".
- Lens:** Tempered glass, secured with a high temperature adhesive.
- Gasket:** Housing and bezel are sealed with a high temperature "O" ring gasket.
- Housing:** Machined corrosion-resistant solid brass. Stainless steel hardware.
- Mounting:** Equipped with standard 1/2" NPT threaded male fitting.
- Adjustability:** Allows full range of aiming from any mounting position.
- Electrical:** Available in 0-24V
- Labels:** ETL Standard Wet Label  
C-ETL



Model: SPJ14-50 (shroud)

ORDERING INFORMATION

Model#	Finishes	Optic	Color Temp.	Electrical
Super Nova	PVDS	Flood	2700K	0-24V

WWW.SPULIGHTING.COM

Taos Round Non Dim LED Wall Sconce

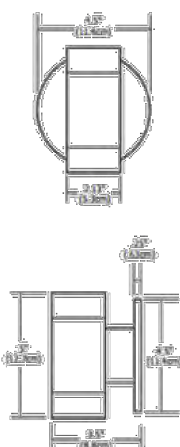


**Description:** Taos Round Non Dim LED Wall Sconce features a cylindrical shape providing bidirectional light above and below the fixture. Finish in Satin Aluminum. Includes 6.52 total watts (led and power supply). 12VAC LED, 3150K color temperature, 84CRI, 24 lumens per watt for a total of 158 lumens. 70 percent lumen maintenance based on 50,000 hours of operation. An electronic 100-240 VAC 50-60 Hz driver is provided which fits easily inside the electrical box. Not dimmable. Rated for indoor, outdoor and wet locations. ETL listed, APM compliant. 5 inch height x 2.1 inch width x 3.5 inch depth. 4.5 inch diameter canopy. Fixture includes a 5 year warranty.

Shown in: Satin Aluminum

List Price: \$352.00  
 Our Price: \$211.20

Shade Color: N/A  
 Body Finish: Satin Aluminum  
 Lamp: 2 x LED/3.26W/120V LED  
 Wattage: 6.52W  
 Dimmer: Not Dimmable  
 Dimensions: 5" H x 4.5" W x 3.5" D



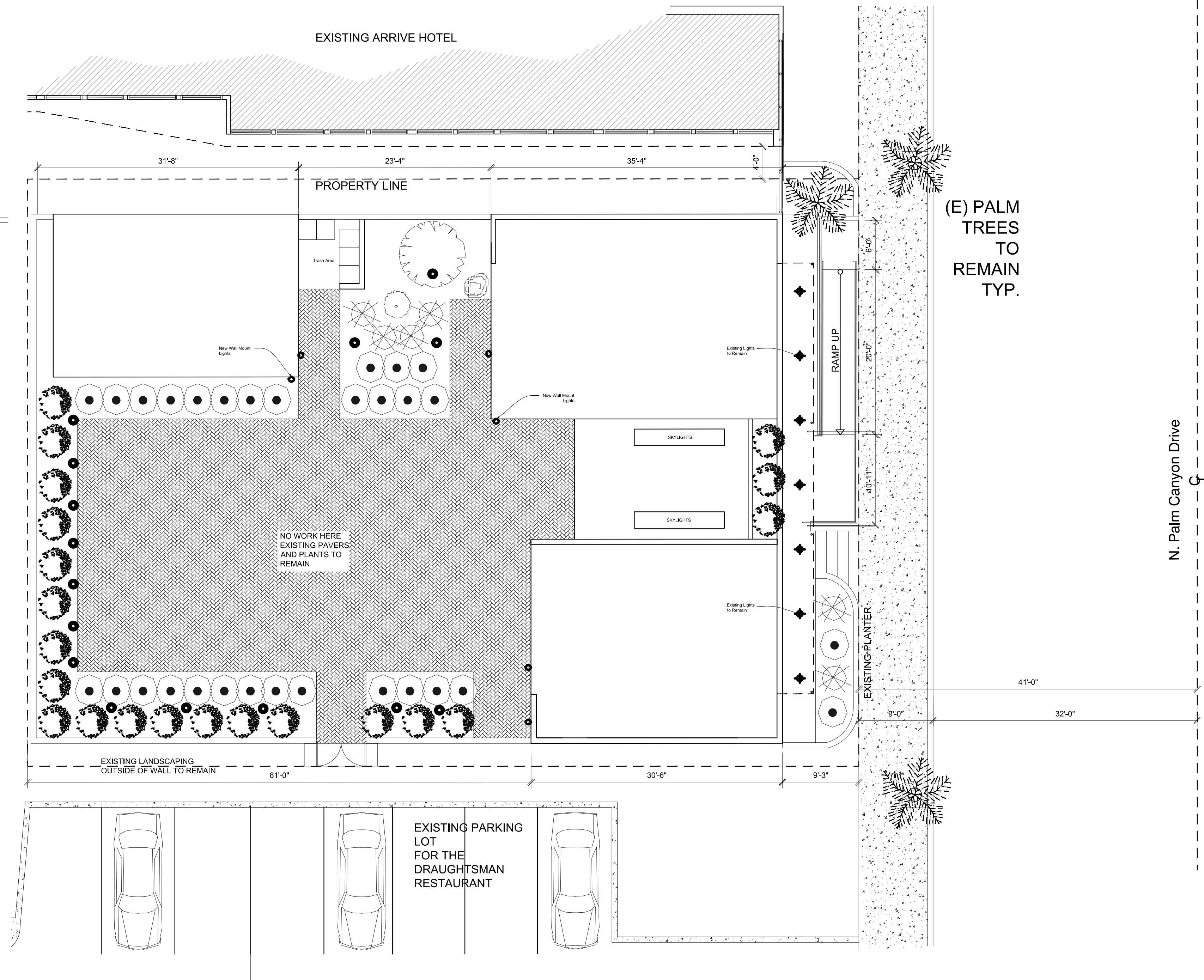
Product Number: EDG48465	Fixture Type:	Date: Aug 09, 2016
Company:	Approved By:	
Project:		

#1200WS-1AC6R-005RD-005A

Phone: 606-966-4489 Fax: (773) 885-0131  
 Address: 1718 W. Fullerton Ave. Chicago, IL 60614  
 www.lightology.com

LIGHTING LEGEND

- WALL SCONCE FIXTURE
- GROUND FIXTURE (FOREVER BRIGHT)
- EXISTING LIGHTS



EXTERIOR LIGHTING PLAN

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

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APN# 505-165-006

CONDITIONAL USE PERMIT

REVISIONS

No. Date Description

Exterior Lighting

DATE 11.02.16



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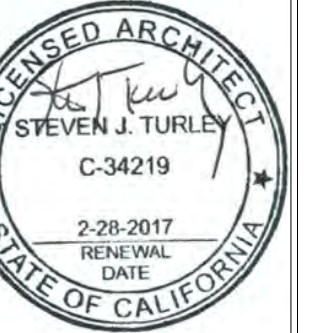
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APN# 505-165-006

CONDITIONAL USE PERMIT

REVISIONS

No. Date Description

No.	Date	Description

Site  
Pictures

DATE 11.02.16

4

SHEET



NW from Palm Canyon



Rear Coutyard



Front Facade along Palm Canyon



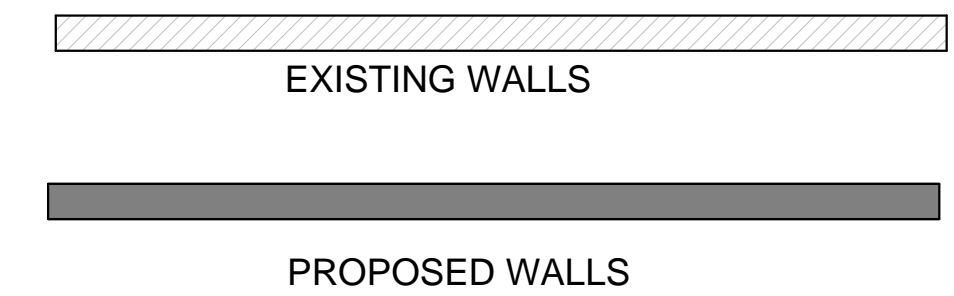
NE from Neighboring Parking Lot

NOT FOR CONSTRUCTION

**PLAN GENERAL NOTES**

1. ALL WALL LAYOUT DIMENSIONS ARE TO FACE OF STUD, U.N.O.
2. WHERE INDICATED, REQUIRED MINIMUM CLEARANCES ARE MEASURED TO FACE OF FINISH MATERIAL AND SHALL BE VERIFIED BEFORE WALLS ARE FRAMED.
3. PROVIDE APPROPRIATE WALL DEPTH WHERE ANY EQUIPMENT IS TO BE RECESSED IN WALL.
4. WALLS ARE TO BE BUILT FULL HEIGHT TO UNDERSIDE OF STRUCTURAL FRAMING, TYPICAL U.N.O.
5. VERIFY ALL NEW PLUMBING FIXTURES AND APPLIANCES WITH OWNER OR ARCHITECT, PRIOR TO PLACING ORDER.
6. SEE MEP FOR GENERAL MECHANICAL, ELECTRICAL, AND PLUMBING NOTES AND MECHANICAL EQUIPMENT SPECIFICATIONS.
7. GLAZING IN NEW DOORS AND NEW WINDOWS SHALL BE SAFETY GLAZING (FULLY TEMPERED.) PER CBC 2406.3. SEE WINDOW AND DOOR NOTES FOR SPECIFIC REQUIREMENTS, AND ELEVATIONS AND DOOR AND WINDOW SCHEDULE FOR TEMPERED GLASS LOCATIONS.
8. WHERE ACCESSIBLE, ALL INTERIOR WALLS AND UPPER FLOOR ARE TO RECEIVE 3 1/2" OF SOUND BATT INSULATION. WHEN WALL CAVITY IS ACCESSIBLE, SHALL BE INSTALLED CONTINUOUS TO UNDERSIDE OF ROOF DECK, TYP.
9. STEEL ELECTRICAL OUTLET BOXES AT FIRE BARRIER WALLS SHALL NOT EXCEED SIXTEEN SQUARE INCHES SHALL NOT EXCEED 100 SQ. IN PER 100 SQFT OF WALL AND SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24" WHEN ON OPPOSITE SIDES OF WALL. SEC. 714.3.2
11. ALL WALLS AND CEILINGS TO BE RESURFACED, U.N.O.
12. ALL BIFOLD DOORS TO BE FULLY SEALED DURING NON-OPERATING HOURS.

**WALL LEGEND:**



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**CONDITIONAL USE PERMIT**

REVISIONS

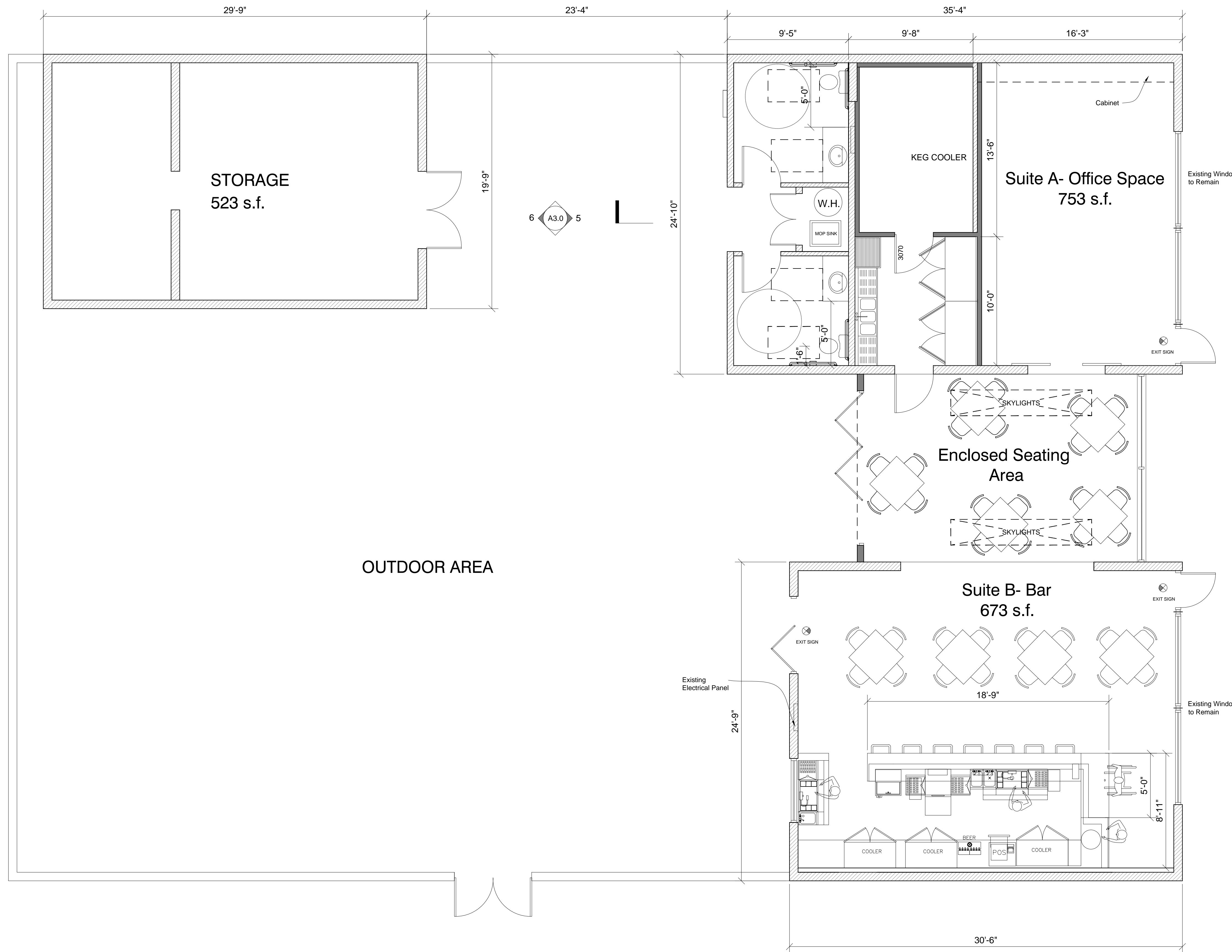
No.	Date	Description

**Floor Plan**

DATE 11.02.16

**5**

SHEET



**FLOOR PLAN**

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

NOT FOR CONSTRUCTION





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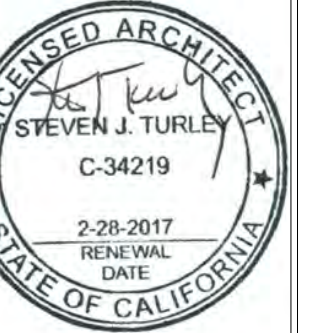
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REVISIONS

No. Date Description

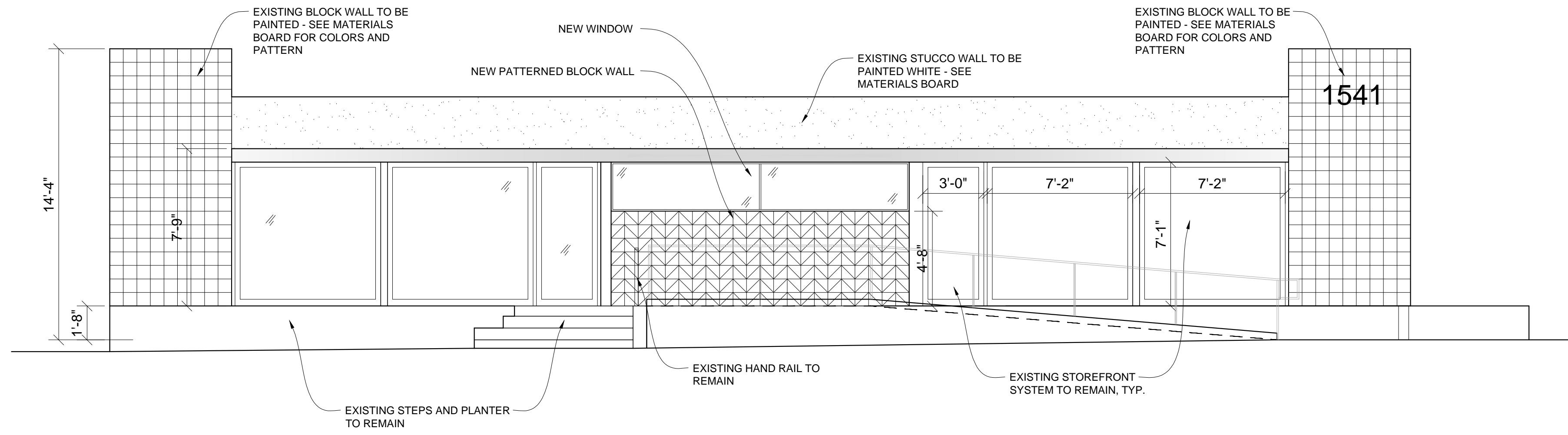
No.	Date	Description

Exterior  
Elevations

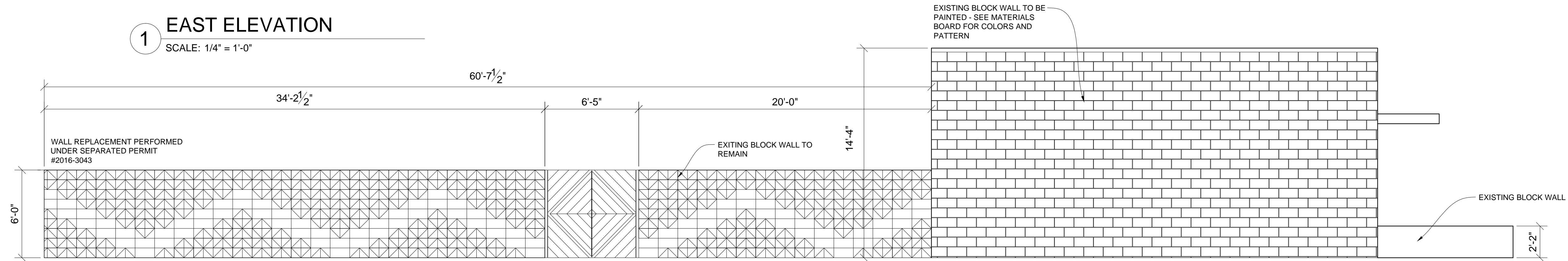
DATE 11.02.16

6

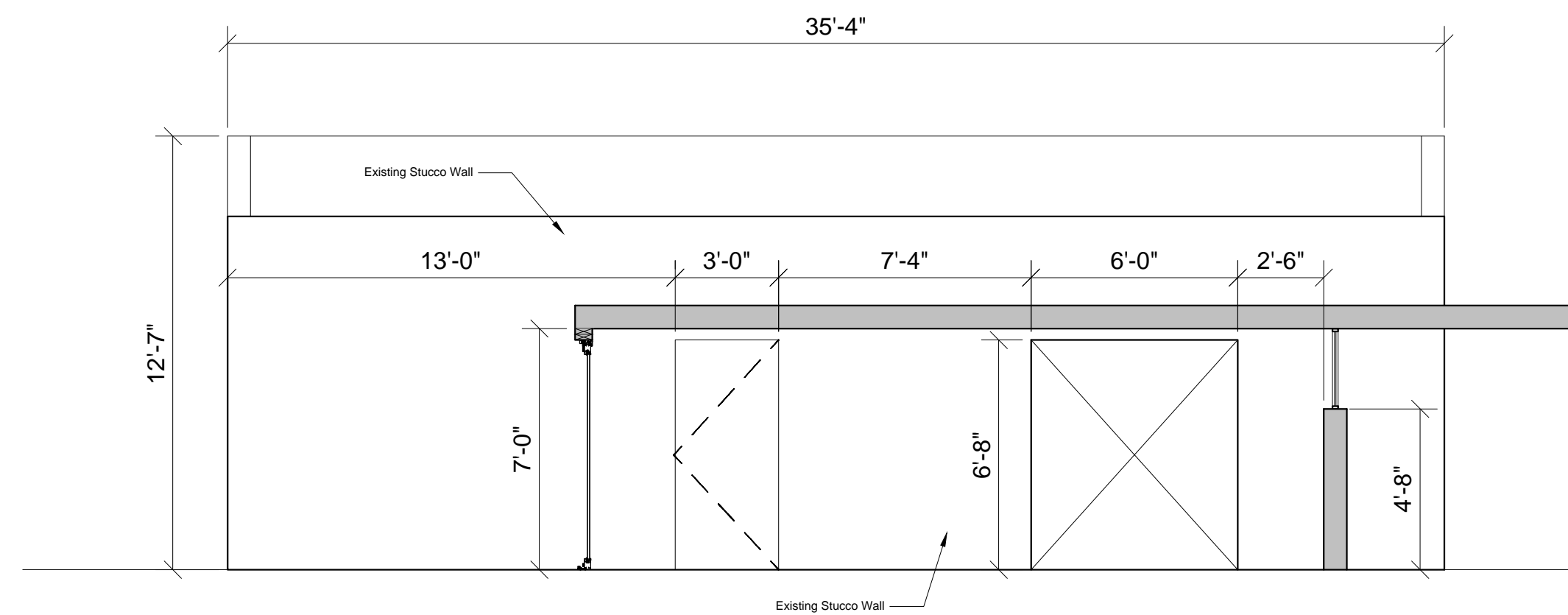
SHEET



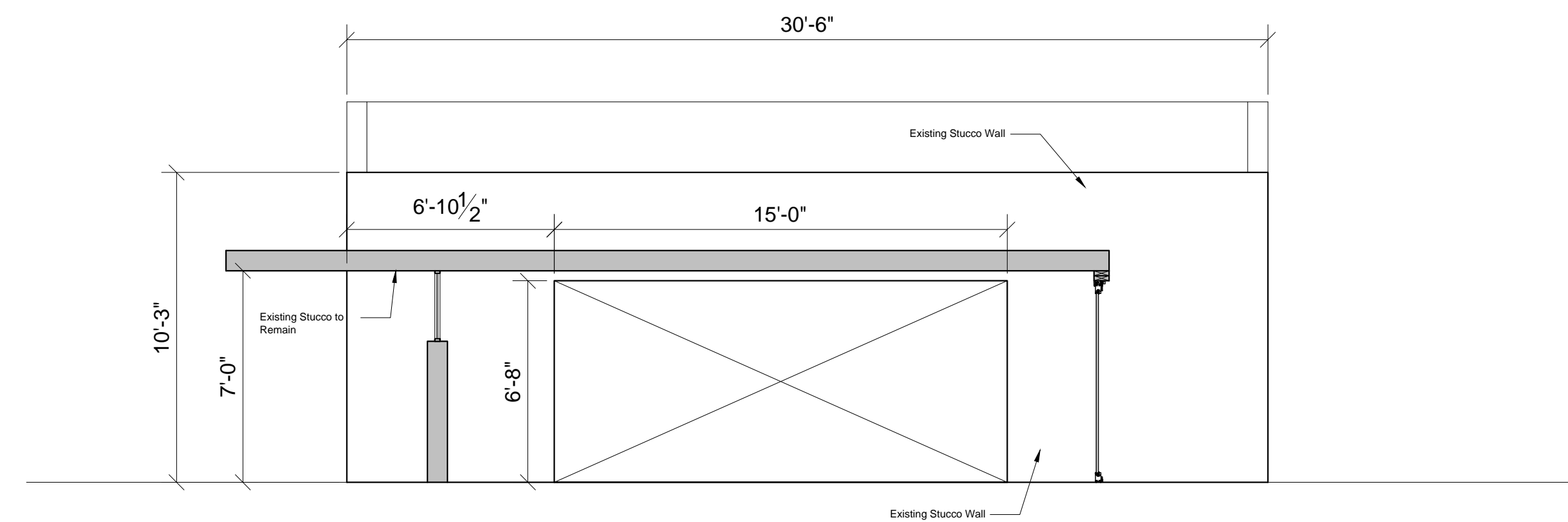
**1 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



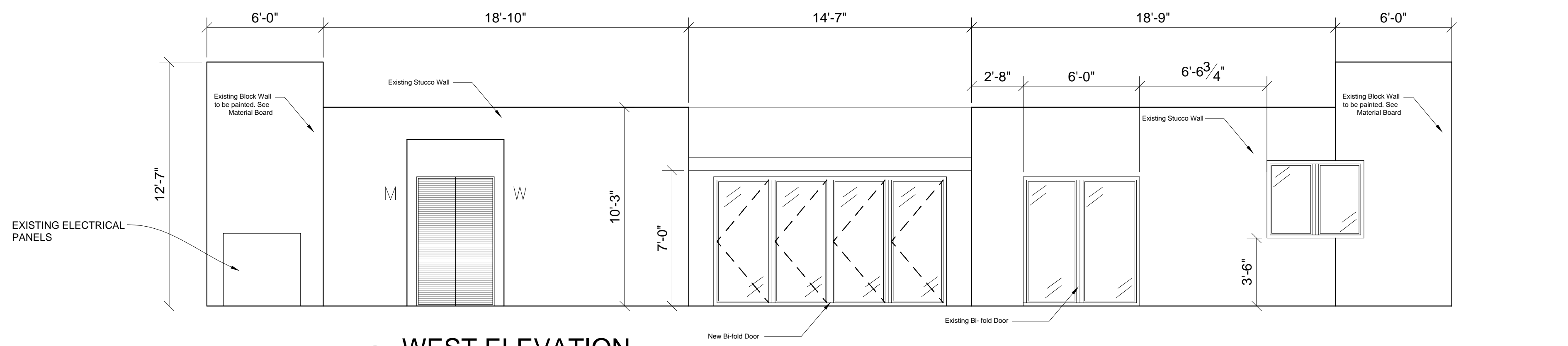
**2 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



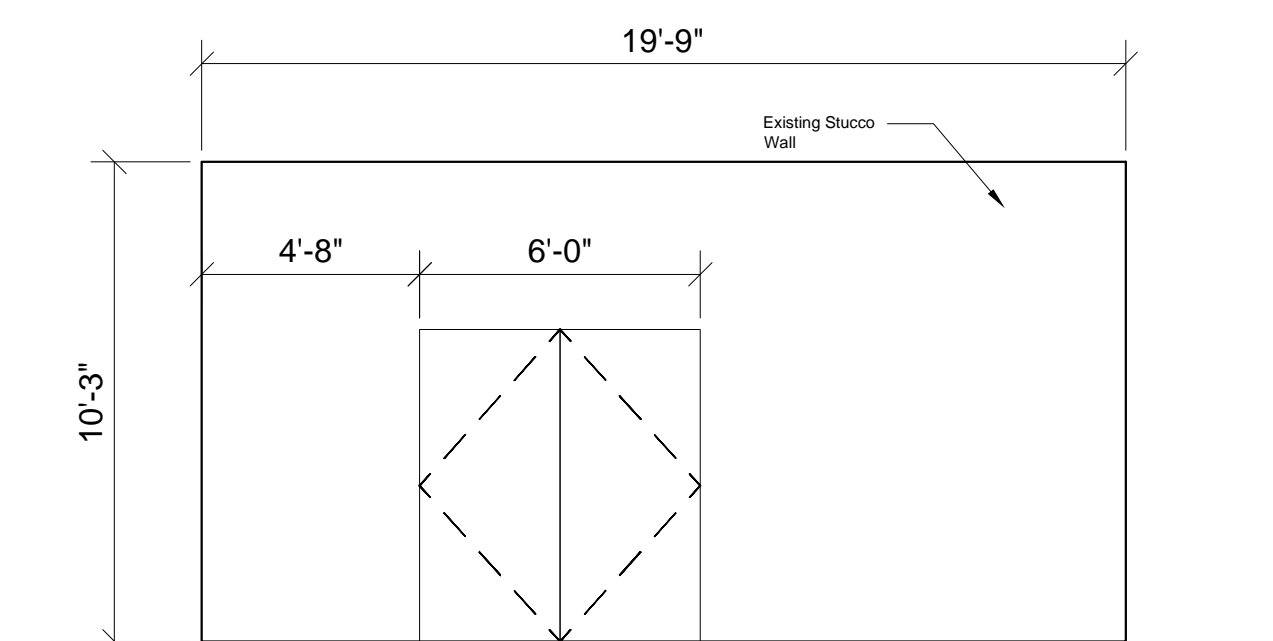
**3 SUITE A SOUTH**  
SCALE: 1/4" = 1'-0"



**4 SUITE B NORTH**  
SCALE: 1/4" = 1'-0"



**5 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**6 STORAGE EAST**  
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION



