



ARCHITECTURAL ADVISORY COMMITTEE STAFF MEMORANDUM

DATE: June 15, 2020

SUBJECT: BEST SIGNS INC, ON BEHALF OF OASIS DISPENSARY, FOR A SIGN PERMIT TO INSTALL A MONUMENT SIGN LOCATED AT 4810 EAST CAMINO PAROCELA, M-1 ZONE. (CASE SI 20-020) (AP)

FROM: Department of Planning Services

SUMMARY

The Architectural Advisory Committee (AAC) will review the location and design of a monument sign for the existing single-tenant commercial building at 4810 East Camino Parocela.

RECOMMENDATION:

Recommend approval to the Planning Director subject to the following conditions:

1. The existing main sign must be removed prior to installation of the proposed monument sign, per Section 93.20.05.

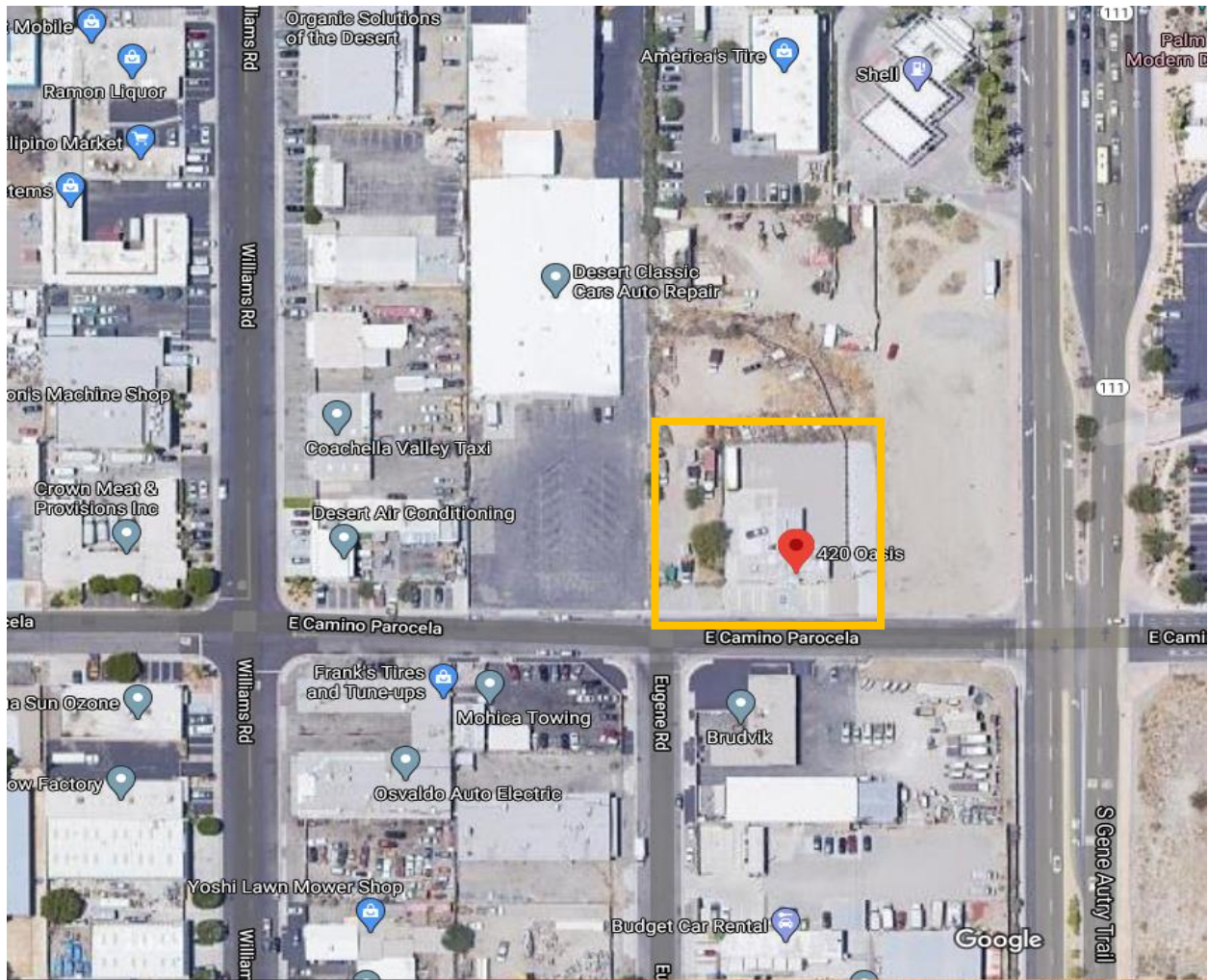
ISSUES:

- The applicant currently has an existing wall sign, which will need to be removed due to Zoning Code standards limiting businesses to one main sign.

BACKGROUND:

<i>Planning Areas</i>		
Specific Plan	None	
Sign Area	Industrial	
Airport Overlay	Yes	Zone B-1
Indian Land	None	

<i>Neighborhood Meeting</i>	
None	



SUBJECT SITE

ANALYSIS:

General Plan	
Land Use Designation	F.A.R. / Density
IND (Industrial)	.50 Floor Area Ratio

The 2007 General Plan Community Design Element provides guidance for commercial signage, which includes design visually attractive commercial and industrial signage that contributes to the visual quality of the City (Goal CD 10).

Proposed Signage

The proposed monument sign will be an illuminated double-sided sign with acrylic push through letters. The name “Oasis” will be covered in transparent gold vinyl, and the

word “Dispensary” will be covered with green translucent vinyl. Staff summarized the request and evaluated its conformance to zoning code requirements below.

Main Sign	Allowed	Proposed	Meet Code?
Maximum Number	1 main sign per frontage	1 main sign per frontage/ per unit. 1 existing wall sign.	No, existing main sign must be removed prior to installation of monument sign.
Permitted Sign Types	Wall Sign, Monument Sign, Freestanding Sign, Awning Sign, Arcade/Blade Sign, Window Sign.	1 monument sign.	Yes
Maximum Area	-Monument Signs or Freestanding Signs located at a right angle to the R.O.W.: Each face shall be allowed 75% of the area otherwise permitted for the Main Sign. -Within 100’ of R.O.W.: 1 square foot per lineal foot of frontage not to exceed 50 square feet.	<u>Oasis Dispensary</u> <u>Dab Bar</u> -Lineal feet: 78 feet. -Maximum permitted sign area: 57 Sq. Ft. (or 42 Sq. Ft. for right-angle sign). -Proposed area: 40 Sq. Ft.	Yes
Illumination Permitted	Yes	Yes, Internal.	Yes
Max Height	8 feet	5.25 feet	Yes

Architectural Review Criteria:

The proposed Sign District is evaluated against the following guidelines for Architectural Review of a commercial building on a major thoroughfare pursuant to Zoning Code Section 94.04.00. D.

D. Planning Commission Architectural Advisory Committee Review Guidelines.

The planning commission architectural advisory committee shall examine the material submitted with the architectural approval application and specific aspects of design shall

be examined to determine whether the proposed development will provide desirable environment for its occupants as well as being compatible with the character of adjacent and surrounding developments, and whether aesthetically it is of good composition, materials, textures and colors. Conformance will be evaluated, based on consideration of the following:

Item	Guideline:	Conforms?	Staff Evaluation:
5	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	Yes	The proposed monument sign will be compatible with the structure as they both contain the same architectural elements.
6	Consistency of composition and treatment	Yes	Signage applied consistently around building and site.
8	Signs and graphics, as understood in architectural design including materials and colors;	Yes	Signs and graphics consistent with style of architecture. Quality materials are proposed for durability.


CONCLUSION:

Staff advises that the Architectural Advisory Committee recommend approval to Planning Director subject to the following conditions:

1. The existing main sign must be removed prior to installation of the proposed monument sign, per Section 93.20.05.



Alex Perez
Assistant Planner

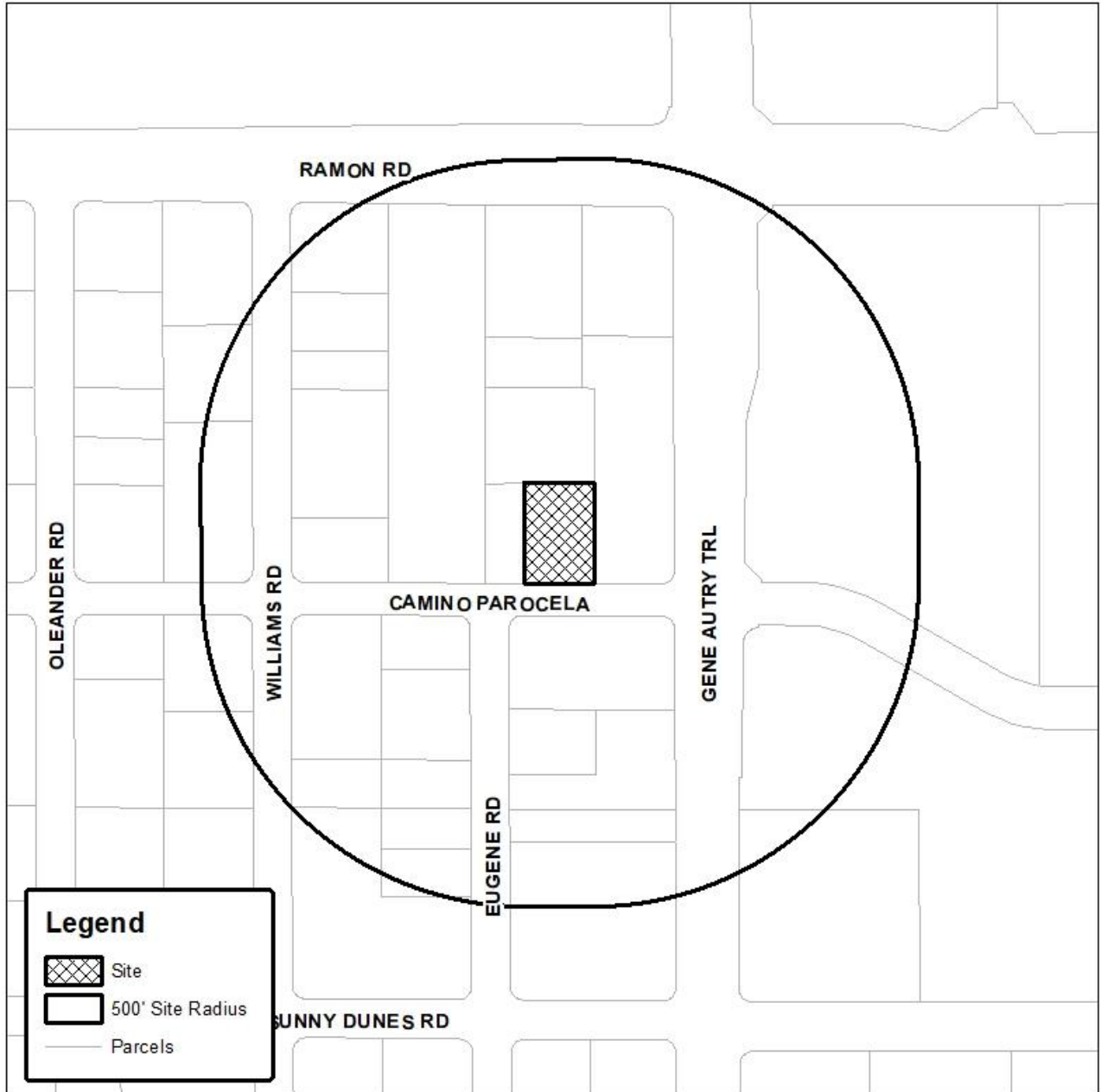


David Newell, AICP
Principal Planner




- Attachments:
1. Vicinity Map
 2. Sign Plans



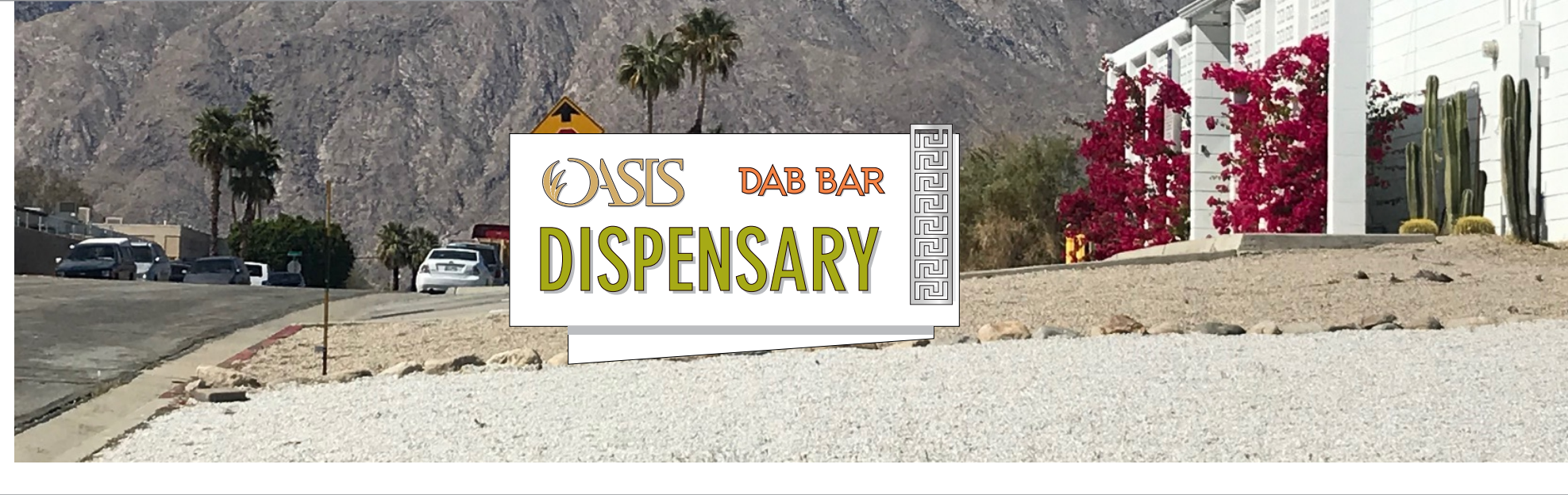
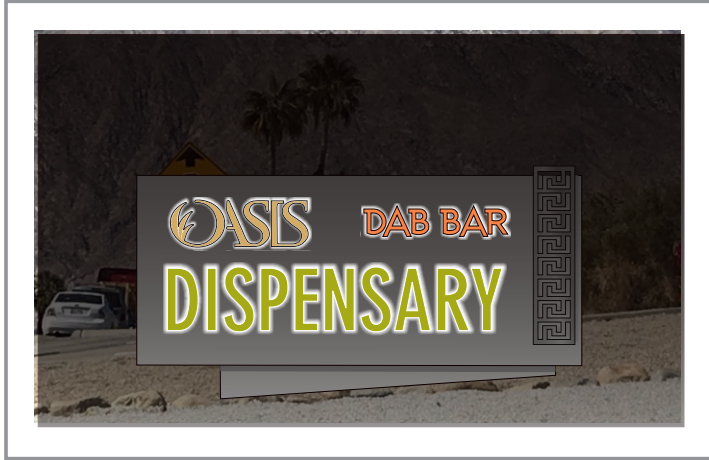
Department of Planning Services Vicinity Map



Legend

-  Site
-  500' Site Radius
-  Parcels

CITY OF PALM SPRINGS
4810 East Camino Parocela



Client:
OASIS DESPENSARY

Project:
MONUMENT SIGN

Project Address:
4810 E CAMINO PAROCOLA
PALM SPRINGS, CA 92264

Account Representative:
ALMA MARTINEZ

Designer:
JAYAR FLORES

GDT: 0

Date:
MAY 12, 2020

Scale:
1:40

File name:
Graphics/O/Oasis Dispensary/
OD_Mon_05122020

Revisions:

Client Approval:



1550 S. Gene Autry Trail
Palm Springs, CA 92264

TEL: (760) 320-3042
FAX: 760-320-2090

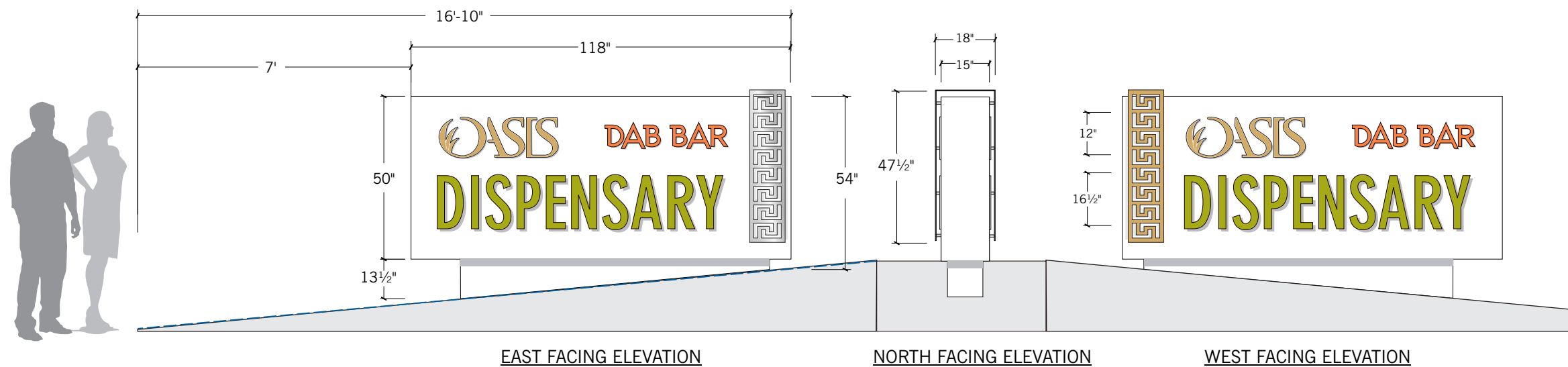


CONTRACTORS LIC. NO. 524483

COLORS REPRESENTED IN THIS DRAWING ARE FOR PRESENTATION PURPOSES ONLY. THEY WILL NOT MATCH YOUR FINISHED PRODUCT PERFECTLY. COLOR CALLOUTS ARE FOR A MATCH AS CLOSE AS POSSIBLE.

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND PROPERTY OF BEST SIGNS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BEST SIGNS, INC.

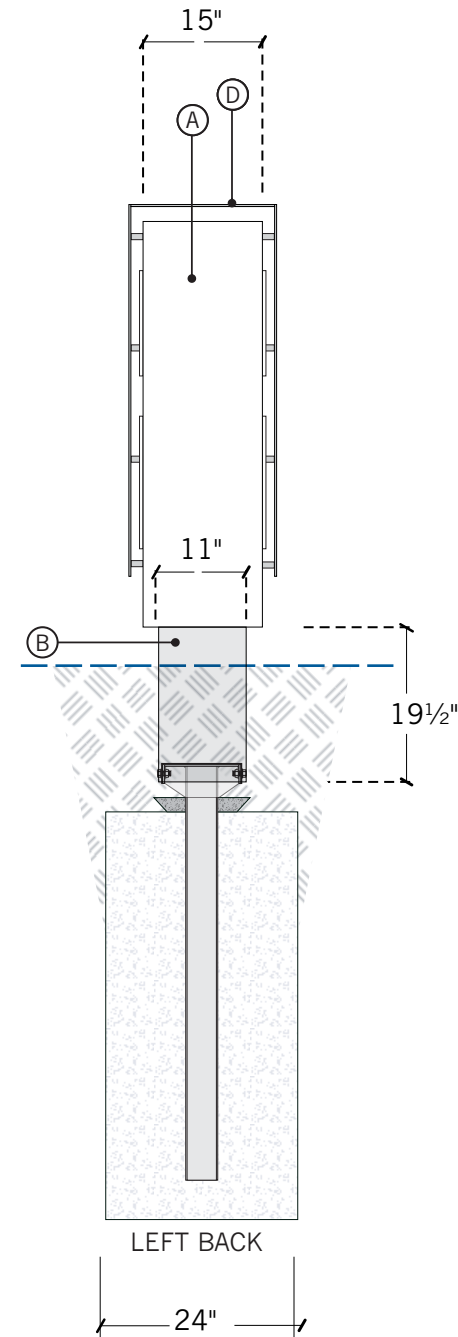
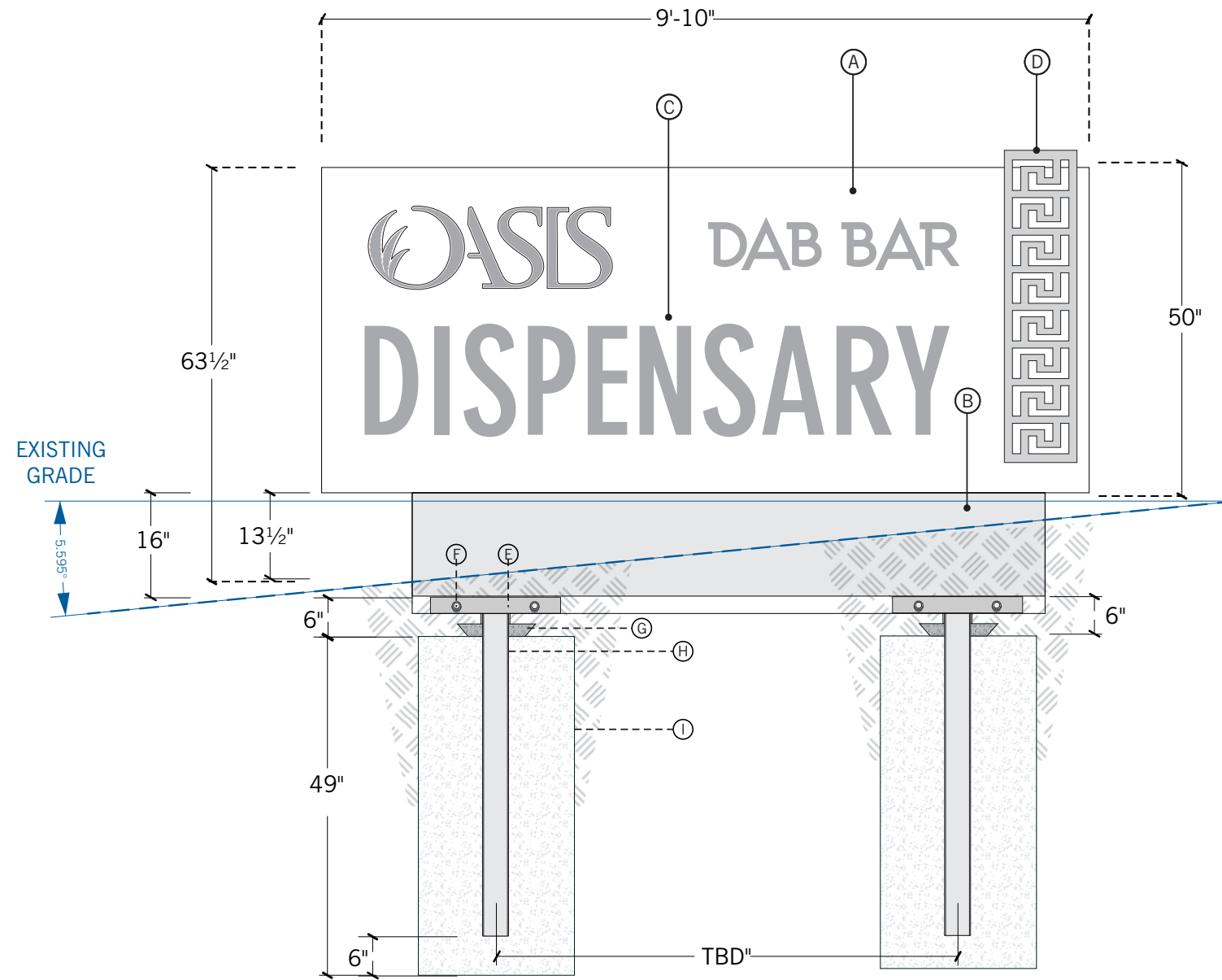
Drawing No.
© COPYRIGHT PROTECTED



- 1 (1) ILLUMINATED DOUBLE-SIDED MONUMENT ACRYLIC PUSH-THRU CABINET
- ALL ALUMINUM FABRICATED MONUMENT CABINET-"OASIS " 1/2" THICK CAST ACRYLIC PUSH-THRU WITH TRANSPARENT GOLD VINYL ON FACE. "DISPENSARY" COVERED WITH GREEN TRANSLUCENT VINYL. INTERNALLY ILLUMINATED WITH WHITE LED MODULES.
 - DECORATIVE ELEMENT- 1/4" THICK PLATE ALUMINUM, PAINTED FINE SILVER METALLIC OR FINE GOLD METALLIC.
- 50.00 SQ. FT. OF TOTAL SIGN AREA. ■ 76.00 LINEAL FEET OF BUILDING FRONTAGE

OASIS DESPENSARY

4810 E CAMINO PAROCELA
PALM SPRINGS, CA 92264

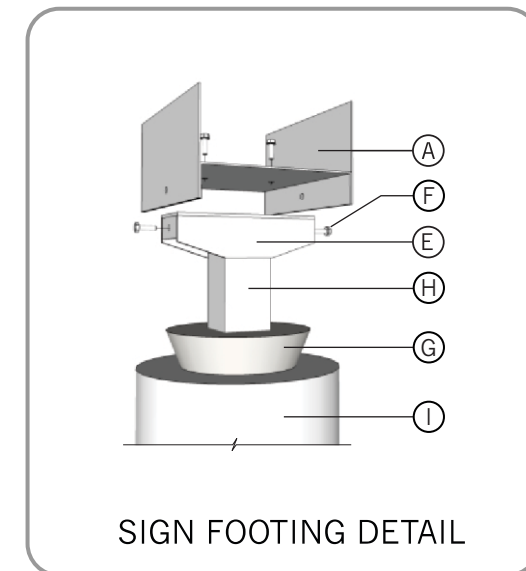


LEGEND

1/2" = 1'-0"

ILLUMINATED MONUMENT - FABRICATION AND FOOTING DETAILS

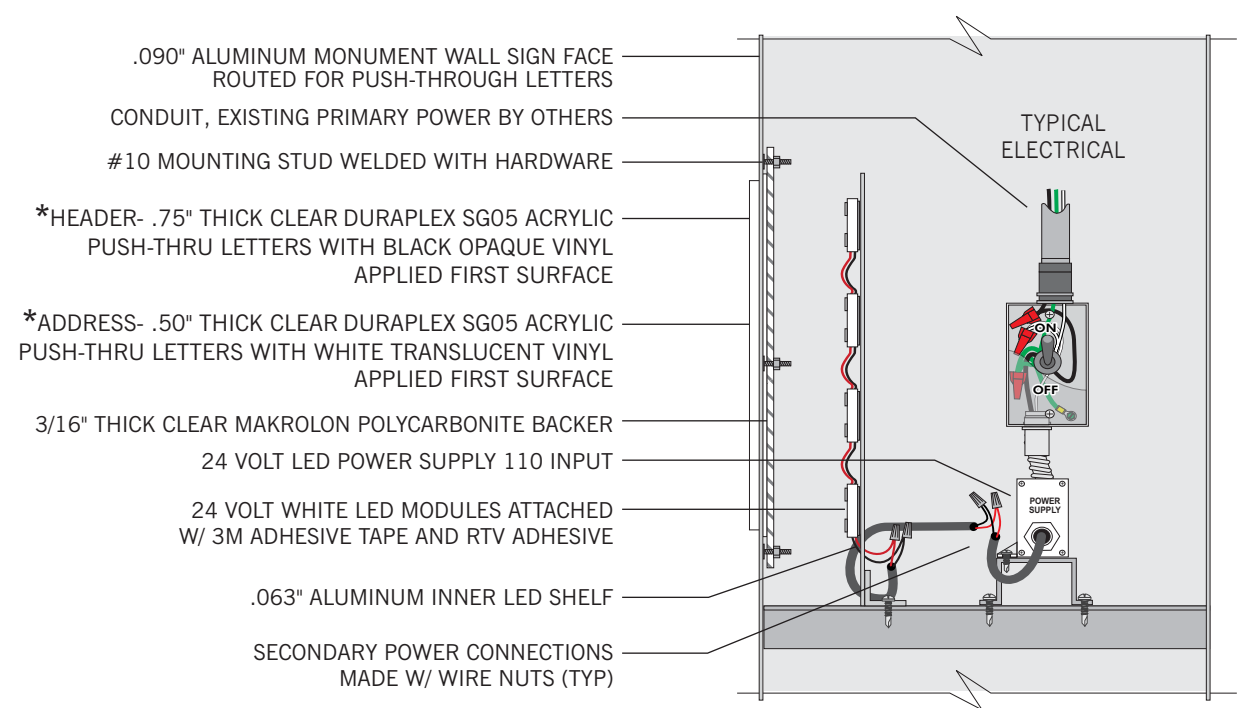
- (A) MONUMENT UPPER SIGN CABINET: FABRICATED FROM .090" ALUMINUM AND ALUMINUM ANGLE. INTERNALLY ILLUMINATED WITH WHITE LED MODULES.
- (B) MONUMENT BASE: FABRICATED FROM .090" ALUMINUM AND ALUMINUM ANGLE.
- (C) 1/2" THICK CAST ACRYLIC PUSH-THRU LOGO/LETTERS WITH TRANSLUCENT AND OPAQUE VINYL ON FACES.
- (D) DECORATIVE ELEMENT- 1/4" THICK PLATE ALUMINUM.
- (E) MONUMENT ANCHORING PLATES 18"x20", FABRICATED FROM 1/4" THICK PLATE ALUMINUM WITH 4 ATTACHMENT POINTS. PLATES WELDED TO 4" SQUARE POST. (3) LAYERS BITUMINOUS PAINT.
- (F) 1/2" DIA BOLT GALVANIZED STEEL, THRU-BOLT AS PER YJ ENGINEERING SPECS.
- (G) FOOTING- NON SHRINK GROUT TO COVER EXPOSED ELEMENTS, AS PER YJ ENGINEERING SPECS
- (H) MONUMENT SUPPORT POST: **4"x4" X 1/4" THICK WALL ALUMINUM POST** - BY YJ ENGINEERING. WELDED TO 1/4" THICK PLATE ALUMINUM CABINET MOUNTING PLATES.
- (I) **CONCRETE FOOTING- (2) 24" DIA. X 49" DEEP** BY YJ ENGINEERING.



NOTE:
WE PREFER "SONOTUBE" FORMED **ROUND FOOTING**. SHALLOWEST FOOTING ENGINEERING CALCULATIONS WILL ALLOW **24" - 36" DIAMETER FOOTING**. **SHALLOW AND WIDE FOOTING IS BEST FOR ON-SITE DIGGING.**

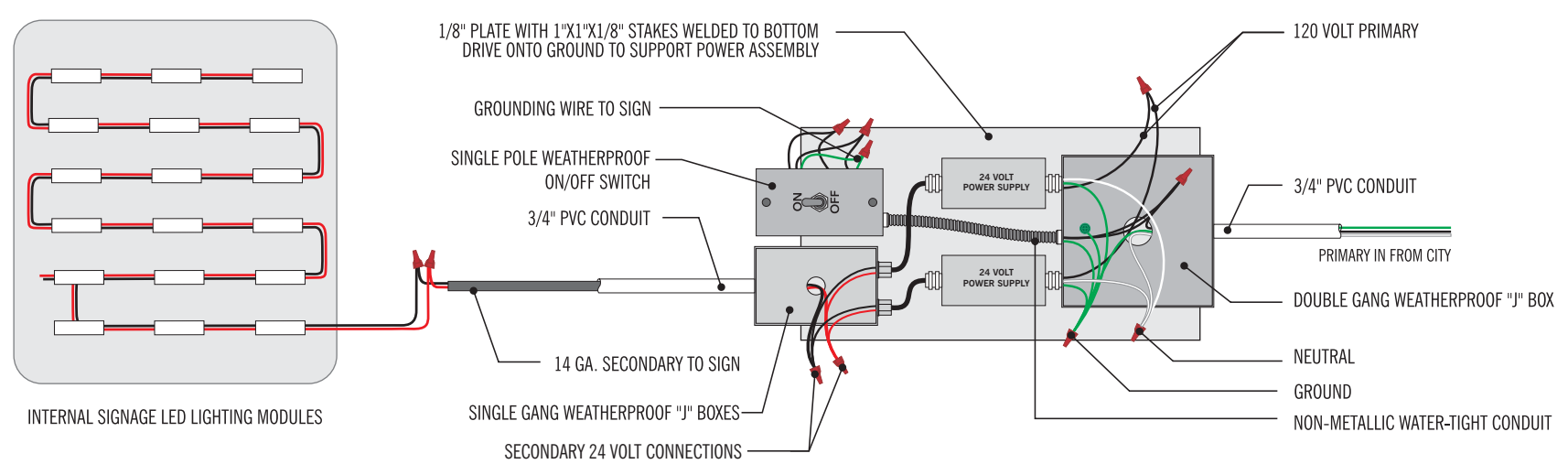
PLEASE CALL **BEST SIGNS: 760-321-3042** WITH ANY QUESTIONS

DOUBLE-SIDED MONUMENT SIGN, ALL ALUMINUM CONSTRUCTION, INTERNAL ILLUMINATION LOW VOLTAGE LED, PUSH THROUGH CAST ACRYLIC LETTERS/LOGO



A TYPICAL ALUMINUM SIGN CABINET WITH CAST ACRYLIC PUSH-THRU SIGN FACE
NOT TO SCALE

UL LISTING SUBSCRIBER - E237484



B ELECTRICAL WIRING INSTALLATION NTS

LIGHTING DESIGNER

Jayar Flores

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE 2019 NATIONAL ELECTRICAL CODE, 2019 CEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN. TITLE-24 COMPLIANT 2019ENERGY STANDARDS SECTION 6.8.

SIGN COMPLIES WITH SECTION 140.8 OF THE 2019 CA ENERGY CODE.

Client:
OASIS DESPENSARY

Project:
MONUMENT SIGN

Project Address:
4810 E CAMINO PAROCOLA
PALM SPRINGS, CA 92264

Account Representative:
ALMA MARTINEZ

Designer:
JAYAR FLORES

GDT: 0

Date:
MAY 12, 2020

Scale:
AS SHOWN

File name:
Graphics/O/Oasis Dispensary/
OD_Mon_05122020

Revisions:

Client Approval:



1550 S. Gene Autry Trail
Palm Springs, CA 92264

TEL: (760) 320-3042
FAX: 760-320-2090

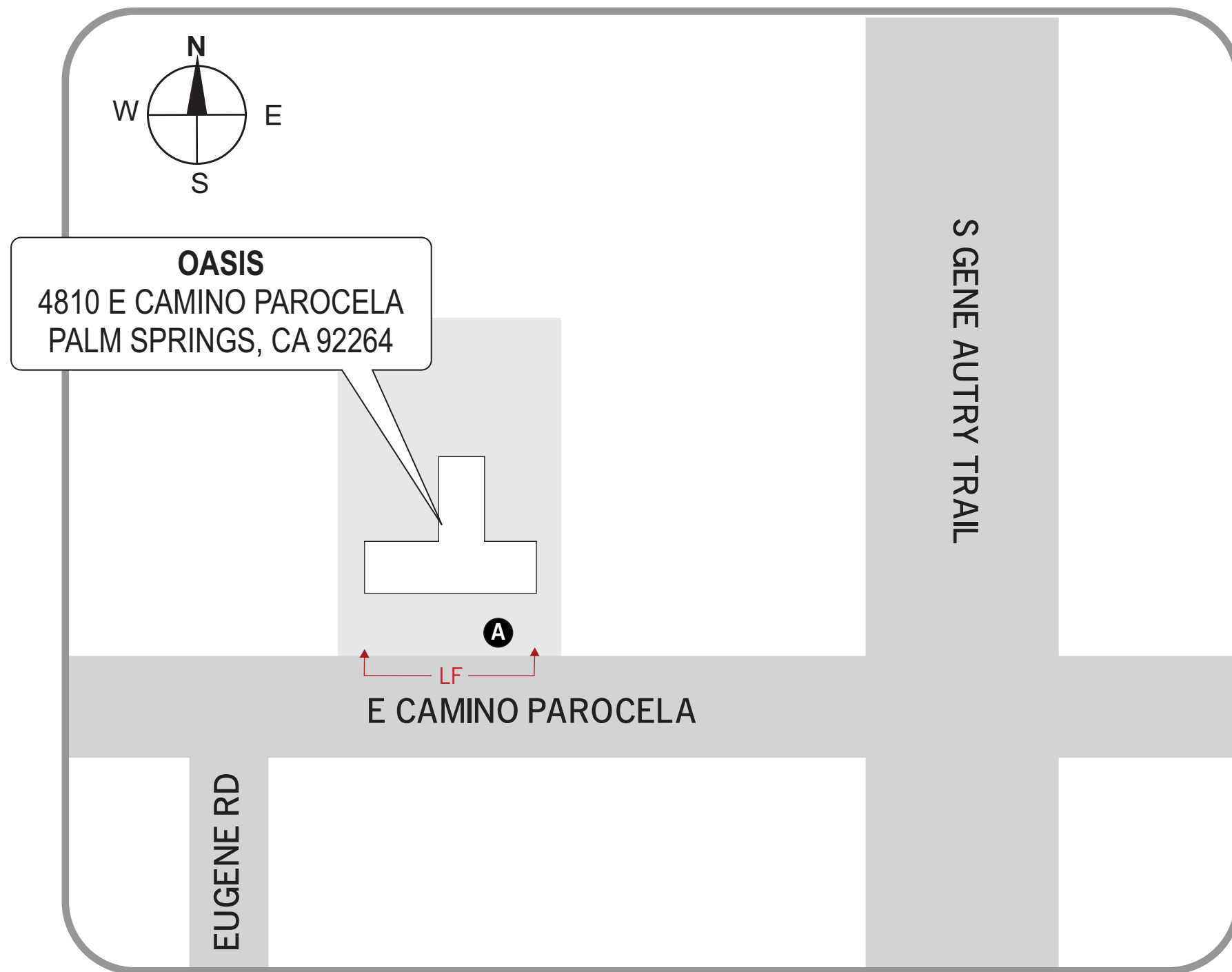


CONTRACTORS LIC. NO. 524483

COLORS REPRESENTED IN THIS DRAWING ARE FOR PRESENTATION PURPOSES ONLY. THEY WILL NOT MATCH YOUR FINISHED PRODUCT PERFECTLY. COLOR CALLOUTS ARE FOR A MATCH AS CLOSE AS POSSIBLE.

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND PROPERTY OF BEST SIGNS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BEST SIGNS, INC.

Drawing No.
© COPYRIGHT PROTECTED



- A** (1) ILLUMINATED DOUBLE-SIDED MONUMENT ACRYLIC PUSH-THROUGH CABINET
 50.00 SQ. FT. OF TOTAL SIGN AREA.
 75 FT. OF LINEAL FRONTAGE.

Client:
OASIS DESPENSARY

Project:
MONUMENT SIGN

Project Address:
4810 E CAMINO PAROCELA
PALM SPRINGS, CA 92264

Account Representative:
ALMA MARTINEZ

Designer:
JAYAR FLORES
GDT: 0

Date:
MAY 12, 2020

Scale:
AS SHOWN

File name:
Graphics/O/Oasis Dispensary/
OD_Mon_05122020

Revisions:

Client Approval:



1550 S. Gene Autry Trail
Palm Springs, CA 92264

TEL: (760) 320-3042
FAX: 760-320-2090



CONTRACTORS LIC. NO. 524483

COLORS REPRESENTED IN THIS DRAWING ARE FOR PRESENTATION PURPOSES ONLY. THEY WILL NOT MATCH YOUR FINISHED PRODUCT PERFECTLY. COLOR CALLOUTS ARE FOR A MATCH AS CLOSE AS POSSIBLE.

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND PROPERTY OF BEST SIGNS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BEST SIGNS, INC.

Drawing No.
© COPYRIGHT PROTECTED

Job # JTS_84720
 Project Oasis Dispensary
 Job Location 4810 East Camino Parocela
 Palm Springs, CA

INPUT DATA

Exposure category (B, C or D)	=	C
Risk Category	=	II
Ultimate Design Windspeed	V_{ULT} =	110 MPH
Topographic factor	K_{zt} =	1 Flat
Height of the sign	h =	5.29 FT
Average Vertical dimension (for wall, $s = h$)	s =	4.80 FT
Horizontal dimension	B =	9.83 FT
Dimension of return corner	L_r =	1.25 FT

ANALYSIS

Velocity pressure

$q_z = 0.00256 K_z K_{zt} K_d V^2 K_e$	=	22.38 PSF
where:		
q_z = velocity pressure at height h . (Eq. 26.10-1 page. 268)		
K_z = velocity pressure exposure coefficient	=	0.85
evaluated at height above gRnd. level, h (Tab. 26.10-1, page 268)		
K_{zt} = wind directionality factor. (Tab. 26.6-1, page 266)	=	0.85
K_e = ground elevation factor, see (Tab. 26.9-1, page 268)	=	1.00

Wind Force Case A: resultant force through geometric center

Max horizontal wind pressure = $p = q_h G C_f$	=	28 PSF
where:		
G = gust effect factor. (Sec. 26.11-1, page 269)	=	0.85
C_f = net force coefficient. (Fig. 29.3-1, page 323)	=	1.49
$A_g = B s$ = the gross area	=	47.16 FT ²
Estimated sign cabinet weight	=	284 LBS.

DESIGN SUMMARY

Allowable Stress Design Wind Factor =	0.60
Design Wind Pressure =	$0.6 \times p = 17.03$ PSF
Design Windforce, F =	$17.03 \times A_s = 0.80$ KIPS
Moment Arm =	4.73 FT
Design Moment =	$F \times \text{Moment Arm} = 3.80$ KIP-FT

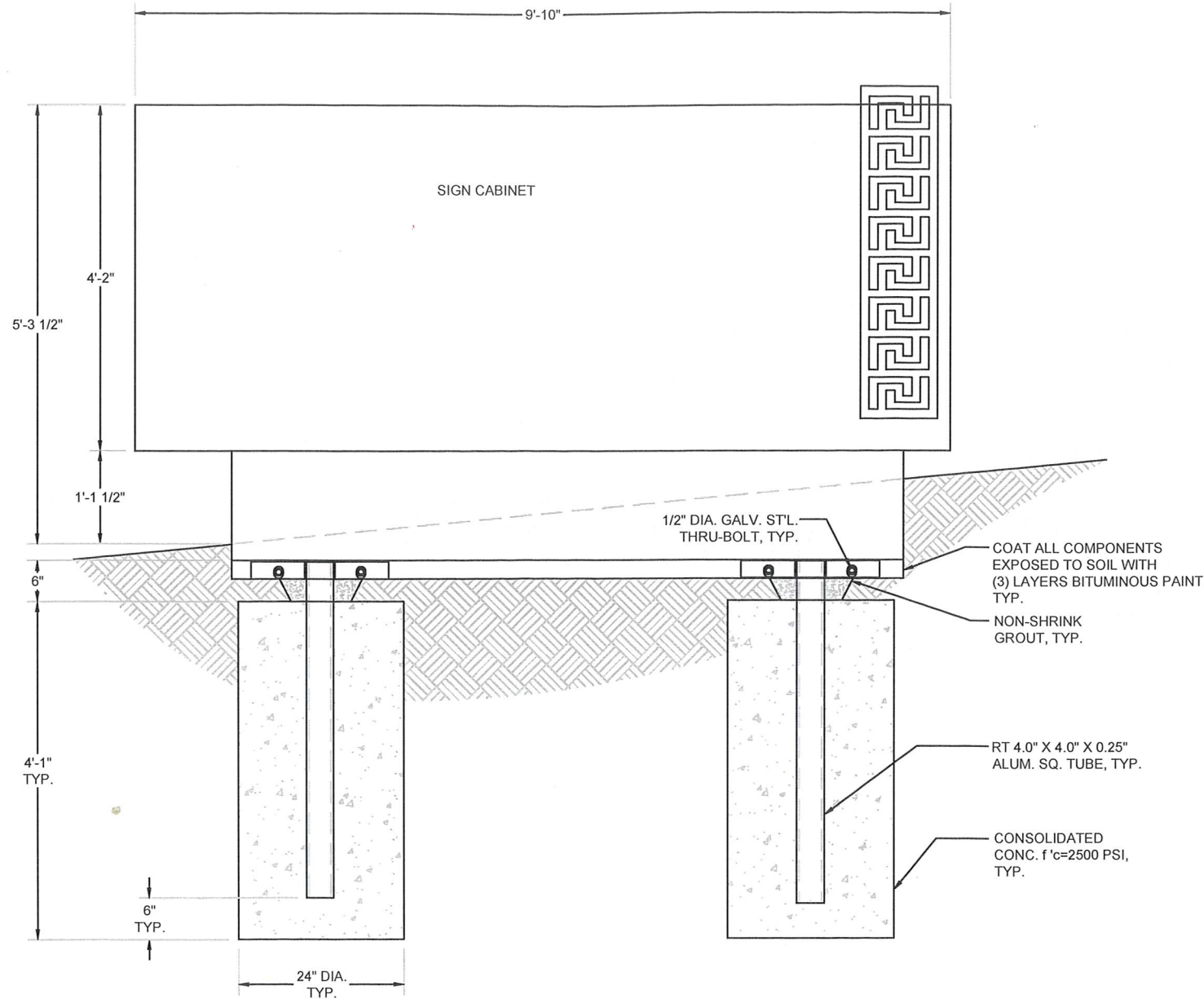
Footing Design (Nonconstrained)

Diameter =	2.00 FT
Soil Pressure =	100.00 PSF/FT
S_1 =	267.33 PSF
A =	1.76 FT
EMBED. =	4.01 FT

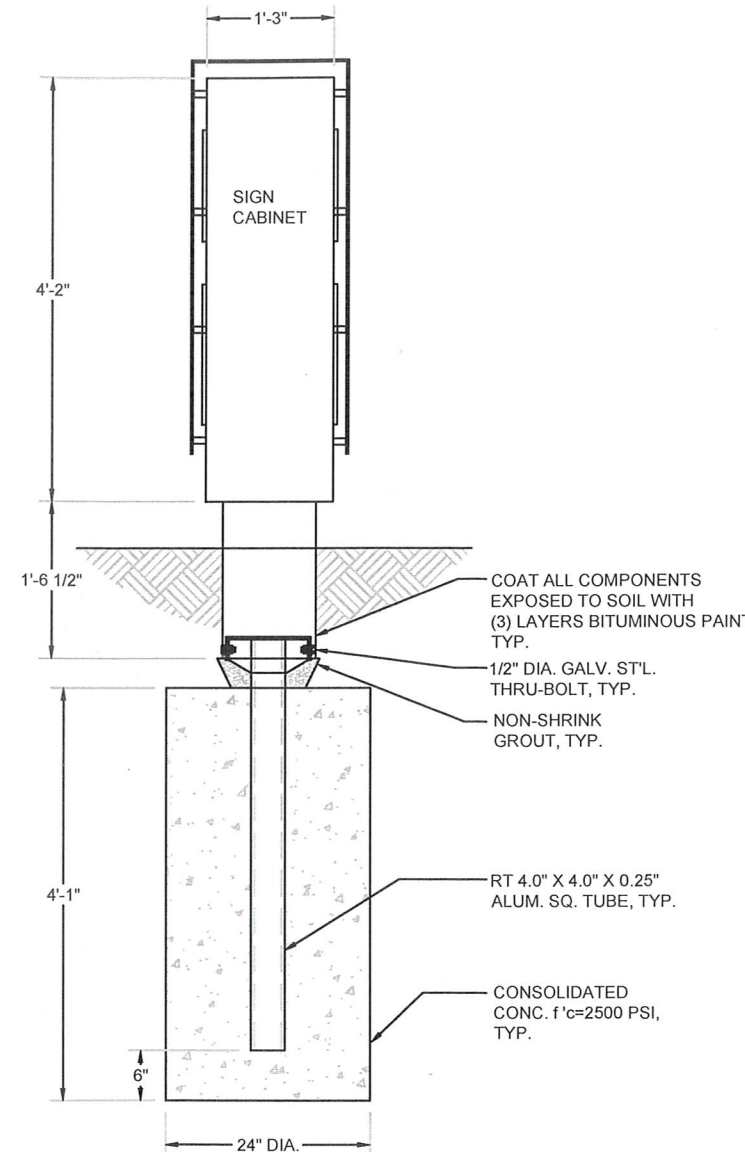
24" DIA.	DEPTH = 4' - 1"
----------	-----------------

Pole Design

Sec. Mod. Req'd.	ALUM. SQ. TUBE	USE	6061-T6	$S = 4.41$ (OK)
$S = 1.08$	RT 4.0" x	4.0" x	0.25"	



ELEVATION
N.T.S.



SIDE ELEVATION
N.T.S.

NOTES :

GENERAL :

- SIGN DESIGN IS BASED ON ADEQUATE EXISTING SUPPORT ELEMENTS.
- PROVIDE ISOLATION OF DISSIMILAR MATERIALS.
- COAT ALUMINUM IN CONTACT WITH CONCRETE WITH ZINC RICH PAINT.
- THERE IS NO PROTECTION ZONE AS DEFINED IN AISC 341-16.
- PROVIDE FULLY WELDED END CAPS AT EXPOSED OPEN ENDS OF STEEL / ALUM. TUBES, MATCH THICKNESS LIKE FOR LIKE.
- SLOPE TOP OF EXPOSED FOOTING AWAY FROM DIRECT BURIAL POSTS
- ALL EXPOSED STEEL TO BE PRIMED & PAINTED OR ALTERNATIVELY USE GALVANIZED STEEL.

ANCHORS :

- BRAND NAME APPROVED POST INSTALLED ANCHORS SPECIFIED ON PLANS MAY BE SUBSTITUTED BY APPROVED EQUAL.

STEEL :

- DESIGN AND FABRICATION ACCORDING TO 2019 CBC
- PLATE, ANGLE, CHANNEL TEE, AND WIDE FLANGE: ASTM A36
- ROUND PIPE: ASTM A53 GRADE B OR EQUIVALENT.
- HSS ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A500 GRADE B OR EQUIVALENT.
- ALL ANCHORS BOLTS SHOULD BE: ASTM F1554
- ALL STEEL MACHINED BOLTS SHOULD BE: ASTM A307
- ALL STAINLESS STEEL MACHINED BOLTS SHOULD BE: ASTM A276
- ALL BOLTS TO BE ZINC COATED BY (HOT DIPPED): ASTM A153 OR F2329
- DEFORMED REINFORCING REBAR: ASTM A615 GRADE 60.

ALUMINUM :

- DESIGN AND FABRICATION ACCORDING TO 2015 ALUM. DESIGN MANUAL
- PLATES, ANGLES, CHANNELS, TEE, AND SQUARE TUBING: ALUMINUM
- ALLOY 6061 - T6 WITH 0.098 LBS PER CUBIC INCH.

WELDING :

- DESIGN AND FABRICATION ACCORDING TO AWS D1.1.
- DESIGN AND FABRICATION ACCORDING TO AWS D1.2.
- ALL WELDS SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20FT-LB AT ZERO 0° AS DETERMINED BY THE APPROPRIATE AWS A5 CLASSIFICATION TEST METHOD OR MFG'S. CERTIFICATION.
- ALL WELDS SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20FT-LB AT ZERO 0° AS DETERMINED BY THE APPROPRIATE AWS A5 CLASSIFICATION TEST METHOD OR MFG'S. CERTIFICATION.
- ALL WELDS SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20FT-LB AT ZERO 0° AS DETERMINED BY THE APPROPRIATE AWS A5 CLASSIFICATION TEST METHOD OR MFG'S. CERTIFICATION.
- ALL WELDS SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20FT-LB AT ZERO 0° AS DETERMINED BY THE APPROPRIATE AWS A5 CLASSIFICATION TEST METHOD OR MFG'S. CERTIFICATION.

CONCRETE :

- DESIGN AND CONSTRUCTION ACCORDING TO ACI 318-14
- COMPRESSIVE STRENGTH AT 28 DAYS, $f'c = 2500$ PSI MINIMUM.
- CEMENT TYPE II OR IV. W/C RATIO 0.45 BY WEIGHT FOR PIER AND CAISSON
- FOOTINGS CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH.
- MAINTAIN A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL.

SOIL:

- LATERAL SOIL BEARING PER IBC CLASS 5 TABLE 1806.2 (100 PSF/FT). MODIFIED PER SECTION 1806.3.4.



5/19/2020

SHEET TITLE:

OASIS DISPENSARY
MONUMENT

DRN BY: B.B.	DATE LAST REVISED: May 19, 2020	REV. NO.	REV. DATE	REVISED BY
CHK BY: T.J.	PROJ. START DATE: MAY 14, 2020	1	5/18/2020	M.L.
REV BY: T.J.	SCALE: AS SHOWN	2	-/-/-	---
	plotted by: Georgina on 5.19.2020 @ 10:18 AM	3	-/-/-	---

PROJECT JOB #: JTS_84720_Oasis Dispensary_Monument_East Camino Parocela_Palm Springs_CA.dwg

PROJECT LOCATION: OASIS DISPENSARY
4810 EAST CAMINO PAROCELA
PALM SPRINGS, CA

SHEET #

1 OF 1