



# ARCHITECTURAL ADVISORY COMMITTEE MEMORANDUM

DATE: October 5, 2020

SUBJECT: BRAD PRESCOTT TRUST FOR A MINOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 4,302-SQUARE FOOT ANNEX BUILDING FOR STORAGE OF VEHICLES AND A CARETAKERS RESIDENCE LOCATED AT 4707 EAST SUNNY DUNES ROAD, ZONE M-1. (CASE 3.3910 MAA) (GM)

FROM: Development Services Department

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### SUMMARY:

This is a request for the Architectural Advisory Committee to review a Minor Architectural Application for the construction of a 4,302-square foot annex building for vehicle storage, including a caretaker's apartment.

### RECOMMENDATION:

Approval recommendation to the Development Services Director

### BACKGROUND INFORMATION:

<i>Related Relevant City Actions</i>	
01/22/1962	City issued a building permit to construct mortuary.
12/21/1977	City issued a building permit to construct a 234-square foot addition.
04/16/1991	City issued a building permit to construct a 470-square foot addition.
03/03/1993	Planning Commission approved Case 5.0629 CUP to add a 450 cubic foot crematorium to existing building.

<i>Neighborhood Meeting/Notification</i>	
10/1/2020	Notice emailed to Demuth Park, Escena, Little Beverly Hills, Gateway, Melody Ranch, Los Compadres, and Tahquitz Creek Golf neighborhood organizations.

<i>Field Check</i>	
09/29/2020	Site Visit

**DETAILS OF APPLICATION REQUEST:**

<i>Site Area</i>	
Size	19,921-square feet

<i>Surrounding Property</i>	<i>Existing Land Use</i>	<i>Existing General Plan Designation</i>	<i>Existing Zoning Designation</i>
Subject Property	Vehicle Storage	Industrial (I)	Light Industrial (M-1)
North	Metal Shop	Industrial (I)	Light Industrial (M-1)
South	Industrial	Industrial (I)	Light Industrial (M-1)
East	Industrial	Industrial (I)	Light Industrial (M-1)
West	Industrial/Retail	Industrial (I)	Light Industrial (M-1)

**DEVELOPMENT STANDARDS:**

Section 92.17.03 of the PSZC for the M-1 development standards.

	<b>M-1</b>	<b>Proposed Project</b>	<b>Comply</b>
Lot Area	20,000-sq ft except on existing lots	19,921-sq ft	Yes
Lot Width	150 feet	117 feet	Lot of record
Lot Depth	100 feet	124 feet	Yes
Front Yard	25 feet	25 feet	Yes
Side Yard	0 feet	5 feet	Yes
Rear Yard	0 feet	40 feet	Yes
Building Height (max.)	30 feet	23 feet	Yes
Bldg. Coverage	60% lot coverage	47% lot coverage	Yes
Off-street parking	1 space per 800-sq ft of occupied space.	13 spaces required and provided	Yes
Landscaping	No specific requirements	Landscape plan provided	Yes

**ANALYSIS:**

**Site Plan:**

The subject property is located at the southeast corner of East Sunny Dunes Road and South Williams Road in the light industrial area south of Ramon Road and the airport. The structure was first built in 1962 and operated as a mortuary for many decades. Over the years several additions were made to the property which increased the building square footage. The current owner bought the 19,921-square foot lot with a one-story 5,362-square foot structure in 2014 and converted it into a warehouse for a private car collection.

The proposed new addition will allow the owner to park additional vehicles indoors in the added 4,302-square foot annex located on the east side of the existing building. Currently the existing building has a gated outdoor storage/parking area that wraps the building on two sides. The new annex structure will “close off” or “fill in” the parking area to the east of the building and be oriented parallel to the property line with a side yard setback of five (5') feet meeting the M-1 zone development standards. There are easements which run along the east and south property lines resulting in the building setbacks.



**Subject Site: 4707 E. Sunny Dunes Road**

Required parking for the site will be located in the area south of the building for eleven (11) cars and two (2) pad spaces adjacent to East Sunny Dunes Road for a total of thirteen (13) off-street spaces.

**Mass and Scale:**

The proposed 4,302-square foot annex building will be a maximum of twenty-three (23') feet tall equating to a two-story building; however, inside the structure the floor plan shows a high ceiling open area that will be used for a stacking system that will lift vehicles allowing maximum utilization of vertical space. At the south end of the new annex building there will be a second-floor caretakers' apartment being called out as a mezzanine with a small deck facing west. Access will be from a set of stairs located underneath the building overhang.

**Building Design and Detailing:**

Building materials to include a textured stucco finish for the walls of the new annex with the main body painted “Greek Villa” which is a light tan color matching existing conditions. Awnings have been added over the structure’s openings in a Sunbrella “Tuscan” color and will be the same material used above the new windows of the annex building. Large windows are located on the north facing façade of the annex higher up on the building wall to appear as a second story providing light into the storage area. The caretakers apartment will cantilever over as a second story with parking located underneath. A small deck will wrap around the south east corner of the building with windows and a slider providing access to the outdoor space. Windows will be anodized aluminum in a black frame color.

**Landscaping and Buffers:**

The landscaping on the site consists of mature Palo Verde trees, Mediterranean and Mexican fan palm trees, as well as low shrubs and accent plants which are proposed to remain. There are no changes to the landscaping other than adding a row of Pink Power Puff vines in the planter area between the perimeter wall and the south parking area.

**Architectural Review Criteria:**

PSZC Section 94.04.00(D) requires an evaluation of the proposed development to determine if it will provide a desirable environment for its occupants, be compatible with the character of adjacent and surrounding developments, and whether it is of good composition, materials, textures and colors. Conformance shall be evaluated based on the following criteria:

	Guidelines [PSZC 94.04.00(D)]	Compliance
1.	<p><i>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.</i></p> <p>The site plan layout with the new annex building placed on the east side of the existing building on an area currently used as a vehicle storage yard is an appropriate location. Required off-street parking spaces will be located behind a gated entry on the south side of the existing building. Access to the new annex will be from existing street curb cuts and driveways with a clear separation of pedestrians and vehicles.</p>	Y
2.	<p><i>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;</i></p> <p>The construction of the new 4,302-square foot annex building located on the east side of the existing structure in an area used as a vehicle storage yard in a light industrial area with similar motor</p>	Y


	Guidelines [PSZC 94.04.00(D)]	Compliance
	vehicle repair shops, construction contractor yards, and cannabis business is harmonious with developments in the immediate area. All storage activities will take place indoors and not visible to the street.	
3.	<p><i>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;</i></p> <p>The proposed building has a maximum height of twenty-three (23') feet and will appear as a two-story building with a high ceiling open area that will be used for an indoor stacking system that will lift vehicles allowing maximum utilization of vertical space. The annex is setback five (5') feet from the east property line to respond to a utility easement. Mechanical equipment on the roof will be screened from view</p>	Y
4.	<p><i>Building design, materials and colors to be sympathetic with desert surroundings;</i></p> <p>Building materials to include a textured stucco finish for the walls of the new annex with the main body painted "Greek Villa" which is a light tan color matching existing conditions. Awnings have been added over the structure's openings in a Sunbrella "Tuscan" color and will be the same material used above the new windows of the annex building. Large windows are located on the north facing façade of the annex higher up on the building wall to appear as a second story providing light into the storage area.</p>	Y
5.	<p><i>Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously;</i></p> <p>The building architecture will utilize a combination of textured stucco, canvas canopies, aluminum window frames painted a black color all to match the existing structure. The west facing glass window for the caretaker's residence will have a large awning for solar control.</p>	Y
6.	<p><i>Consistency of composition and treatment;</i></p> <p>Overall, there is a consistency of project composition and treatment. The existing and proposed annex buildings will appear as one industrial structure that will be consistent with the surrounding neighborhood. All activities take place inside the building with no intended storage of vehicles outside the gated off-street parking areas.</p>	Y
7.	<p><i>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;</i></p>	Y

	Guidelines [PSZC 94.04.00(D)]	Compliance
	The landscaping on the site consists of mature Palo Verde trees, Mediterranean and Mexican fan palm trees, as well as low shrubs and accent plants which are to remain. There are no changes to the landscaping other than adding a row of Pink Power Puff vines in the planter area between the perimeter wall and the south parking area.	
8.	<i>Signs and graphics, as understood in architectural design including materials and colors.</i>	Y
	Signs are not part of the plan.	

CONCLUSION:

The proposal to construct a 4,302-square foot annex building for vehicle storage in a light industrial area of the City is an appropriate location. The proposal meets all the development standards of the PSZC and is in conformance with the General Plan Land Use designation. The AAC recommendation will be forward to the Development Services Director for consideration.

  
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 Glenn Mlaker, AICP  
 Associate Planner

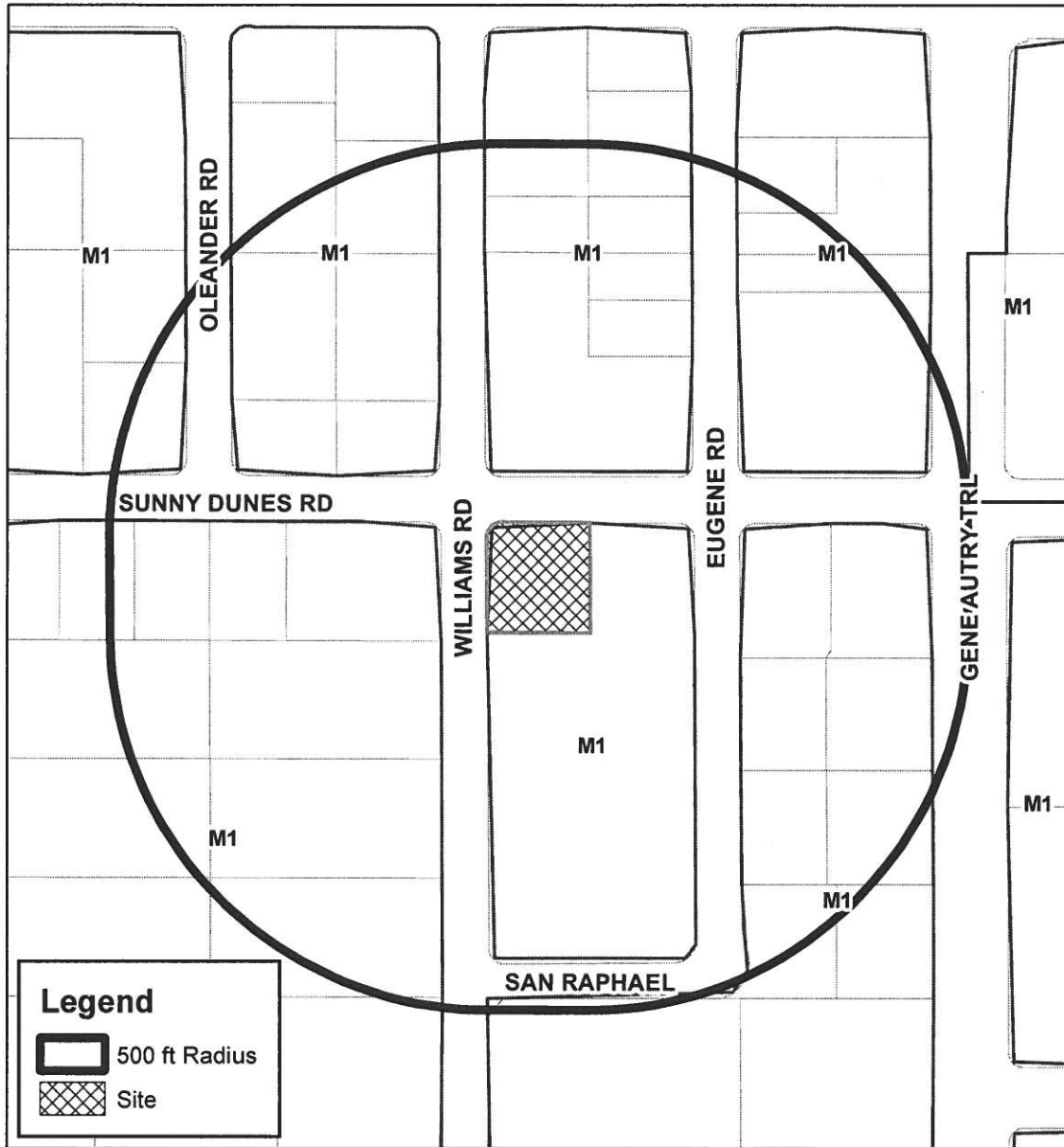
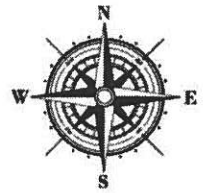
  
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 David Newell, AICP  
 Assistant Director of Planning Services

ATTACHMENTS:

1. Vicinity Map
2. Correspondence
3. Site Photos
4. Material Board
5. Exhibits



# Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

Case: 3.3910 MAA  
4707 E. Sunny Dunes

## Glenn Mlaker

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**From:** Ken - Williams Properties <wmsprop@gmail.com>  
**Sent:** Friday, September 4, 2020 1:00 PM  
**To:** Glenn Mlaker  
**Cc:** j.walsh@johnwalsharchitect.com  
**Subject:** 4707 Sunny Dunes Expansion

**E**

To Whom this may concern. As property owners in the area of the proposed project we are very much in favor of this project and the continued improvement of the property that the property owner of 4707 Sunny Dunes has continued to do. This project would be a great addition to the area.

Kenny Williams





29/09/

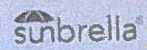




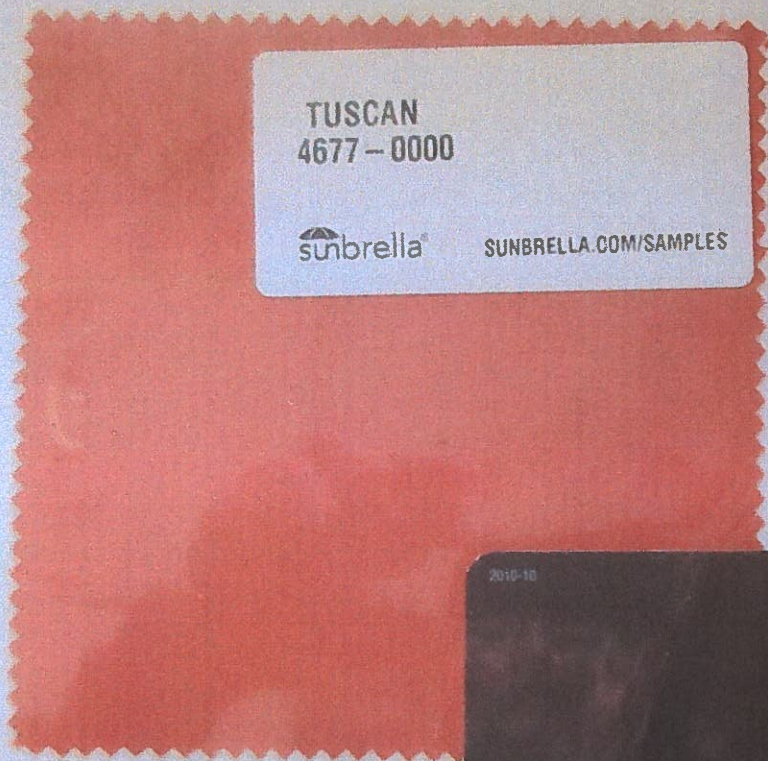


29/09/

TUSCAN  
4677 - 0000



SUNBRELLA.COM/SAMPLES



2010-10

2010-10  
Cowboy Boots

Existing and Proposed Exterior Colors

The Prescott Collection  
4707 Sunny Dunes Road  
Palm Springs, California  
August 12, 2020

30/09/

PROJECT DATA

The Prescott Collection - Proposed Annex

**Site & Improvement Data**

Address	4707 East Sunny Dunes Road, Palm Springs	
APN	680-160-003	
Zoning	M-1 Service & Manufacturing Zone	
Lot Size	19,921 SF	

Area of Improvements:		
Existing Facility		5,362 SF
Annex Lower Level	2,992 SF	
Annex Upper Level	1,310 SF	

Total New Annex Area	4,302 SF
Total Area of Facility as Proposed	<b>9,664 SF</b>
<i>Allowed: Caretakers Residence as Accessory Use: Upper Level Residential Usage 1,000 SF</i>	

**Building Envelope**

Allowed Lot Coverage, 60%	11,953 SF
Existing Facility Coverage	5,362 SF
Annex Coverage	4,095 SF
Total Coverage	9,457 SF <b>47%</b>
Maximum Height Allowed	30 Feet
Maximum Height Proposed	22 Feet

**Parking**

Wholesale & Warehouse Usage 1:800 SF		
Total Area of Facility as Proposed	9,664 SF	13 cars required & provided

**Occupancy**

Occupancy Types	S-1 & R-3
Building Type	V-B
Existing Facility Fully Sprinkled / Proposed Annex Fully Sprinkled	

WILLIAMS ROAD



SITE/ROOF PLAN

THE PRESCOTT  
COLLECTION

AUTO COLLECTION  
FACILITIES EXPANSION  
4707 SUNNY DUNES ROAD,  
PALM SPRINGS CAL. 92264

SITE PLAN

Date: 08.12.20

A-1



Adjacent Property

Existing Facility

Proposed Annex

West Patio

1 2 3 4 5 6 7 8 9 10 11

THE PRESCOTT COLLECTION

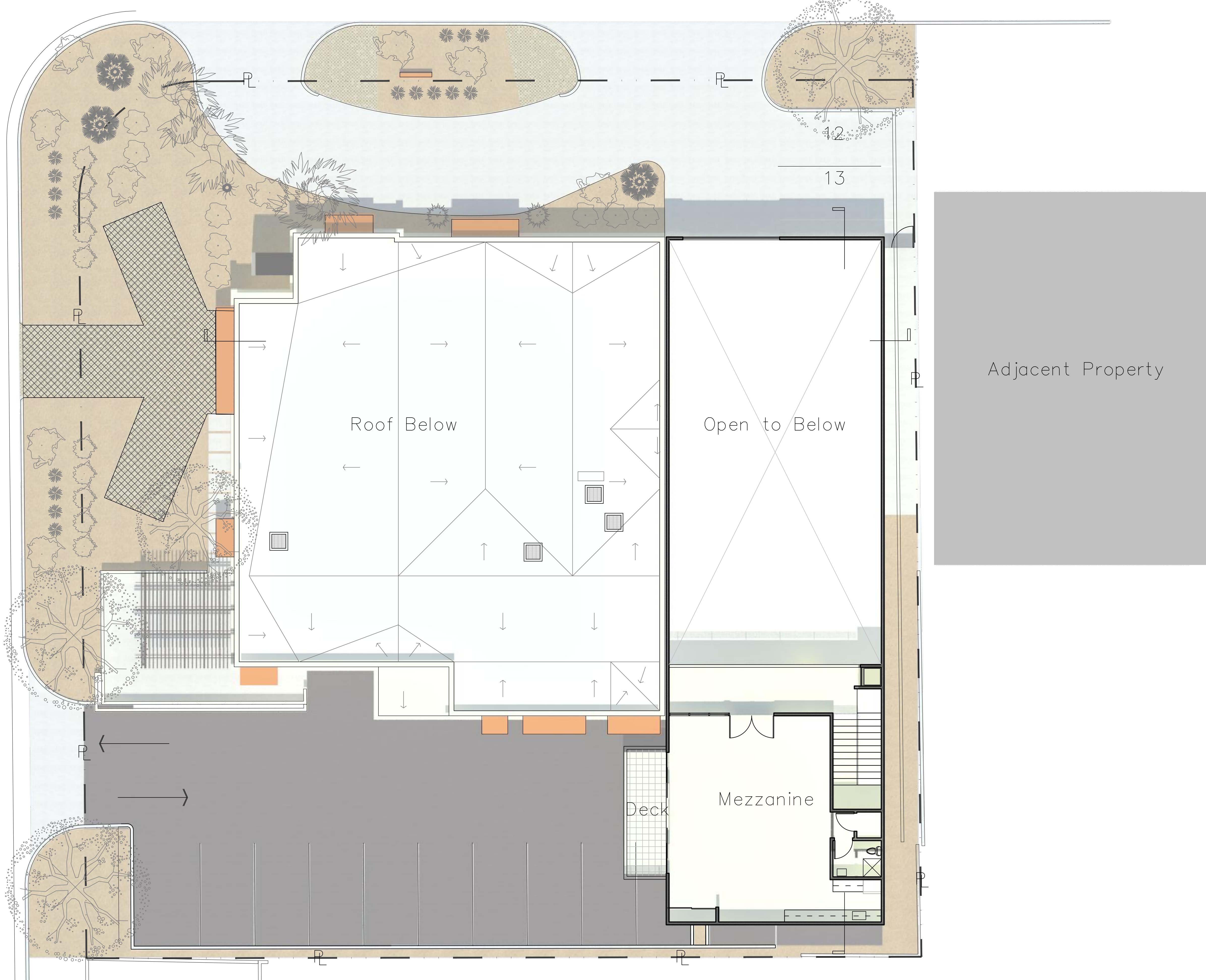
AUTO COLLECTION  
FACILITIES EXPANSION  
4707 SUNNY DUNES ROAD,  
PALM SPRINGS CAL. 92264

GROUND PLAN

Date: 08.12.20

GROUND PLAN

A-2



Adjacent Property

Roof Below

Open to Below

Mezzanine

Deck

THE PRESCOTT COLLECTION

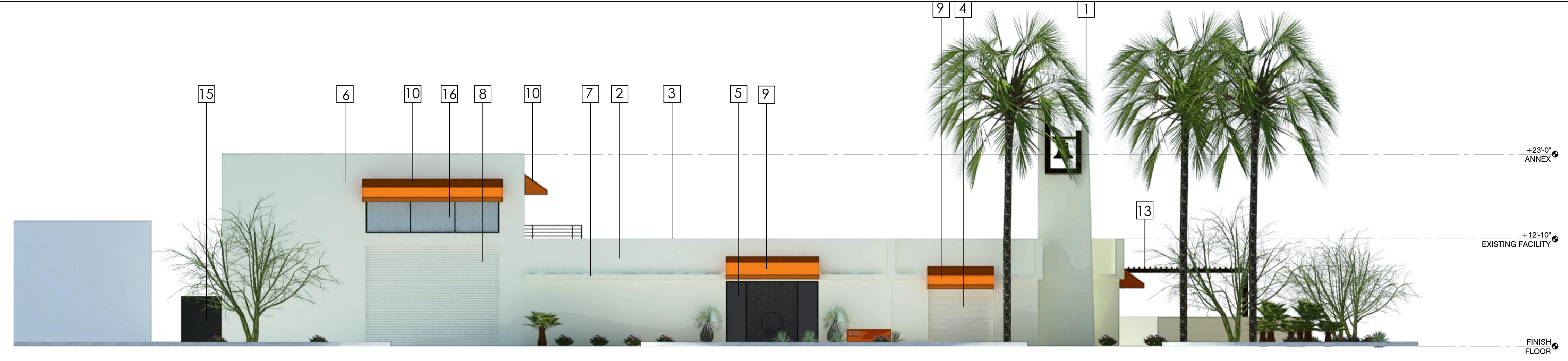
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FACILITIES EXPANSION  
4707 SUNNY DUNES ROAD,  
PALM SPRINGS CAL. 92264

2nd FLOOR

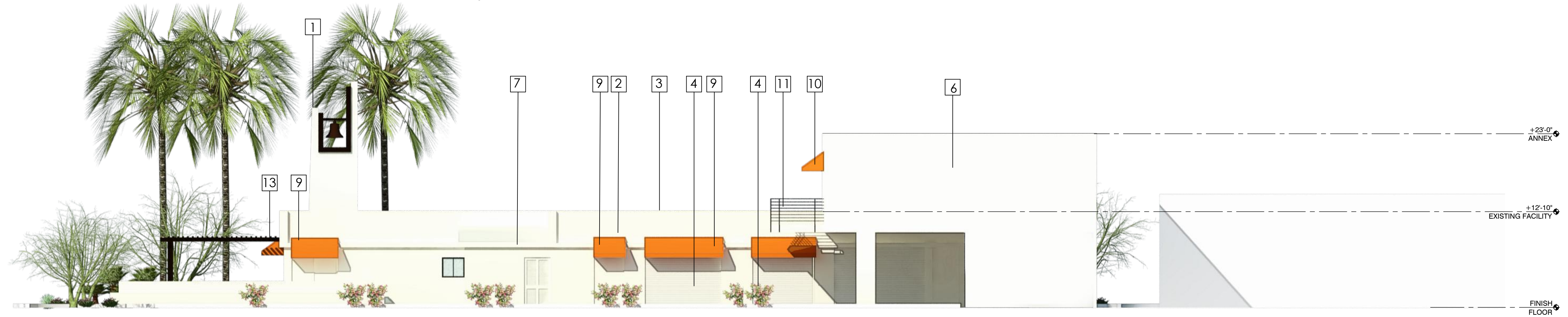
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LEVEL 2 PLAN

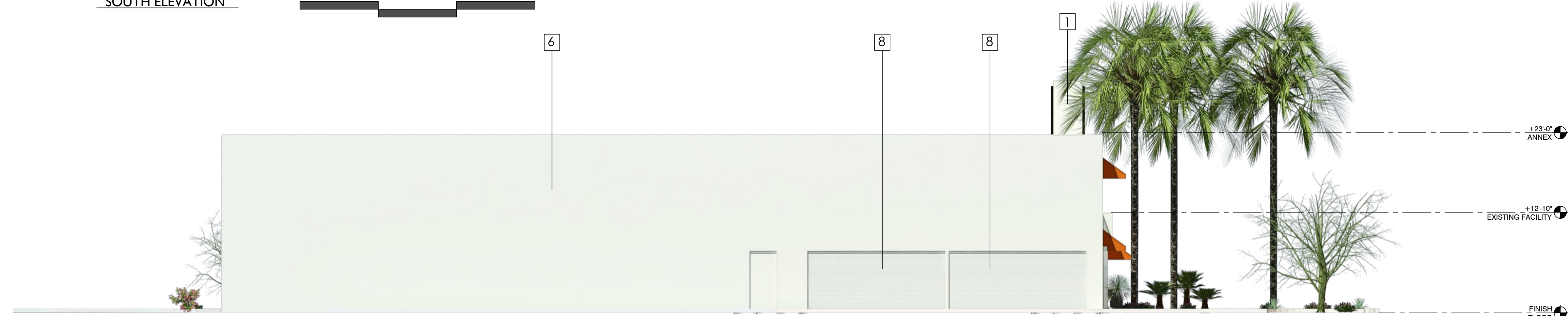




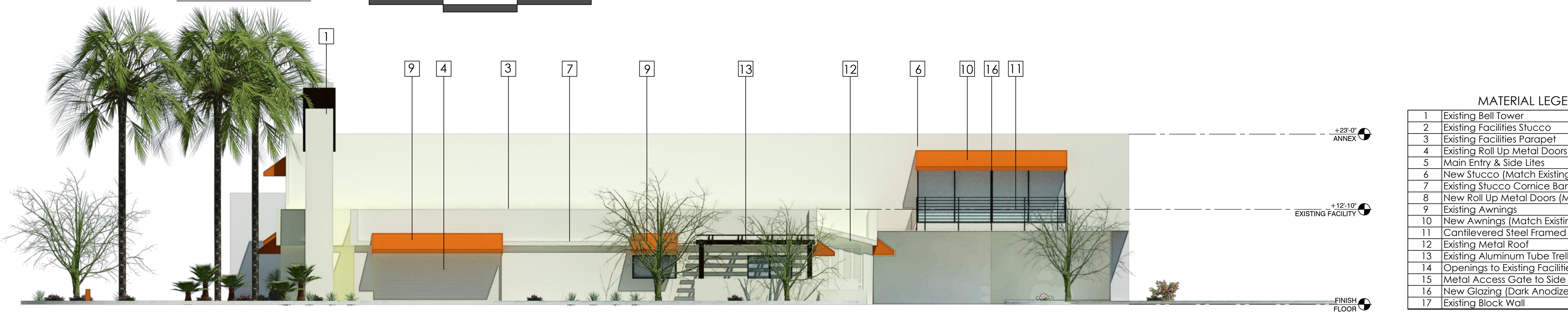
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

MATERIAL LEGEND

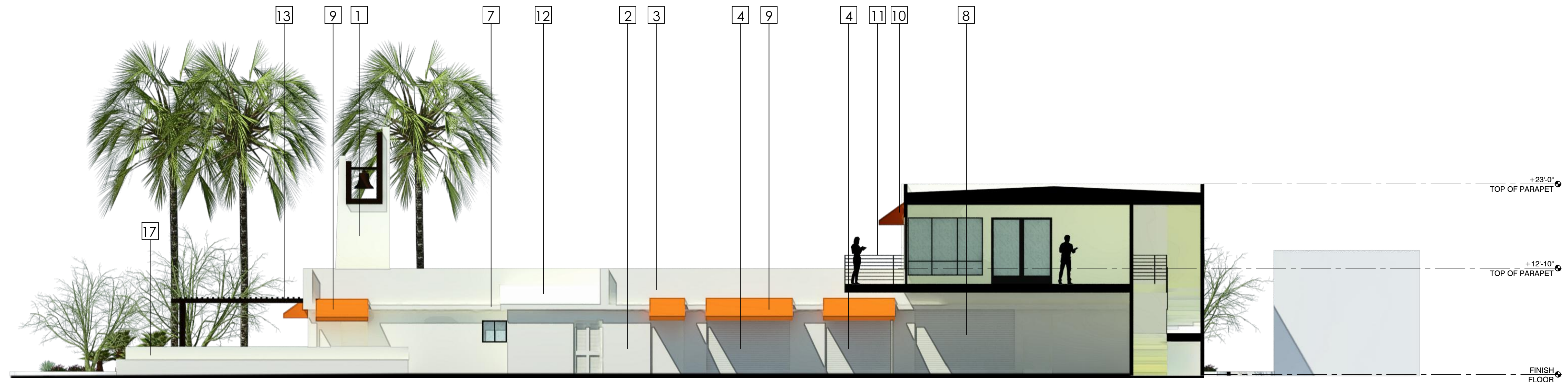
1	Existing Bell Tower
2	Existing Facilities Stucco
3	Existing Facilities Parapet
4	Existing Roll Up Metal Doors
5	Main Entry & Side Lites
6	New Stucco (Match Existing)
7	Existing Stucco Cornice Band
8	New Roll Up Metal Doors (Match Existing)
9	Existing Awnings
10	New Awnings (Match Existing)
11	Cantilevered Steel Framed Balcony & Guardrail
12	Existing Metal Roof
13	Existing Aluminum Tube Trellis
14	Openings to Existing Facilities
15	Metal Access Gate to Side Breezeway
16	New Glazing (Dark Anodized Metal Frames)
17	Existing Block Wall

THE PRESCOTT  
COLLECTION

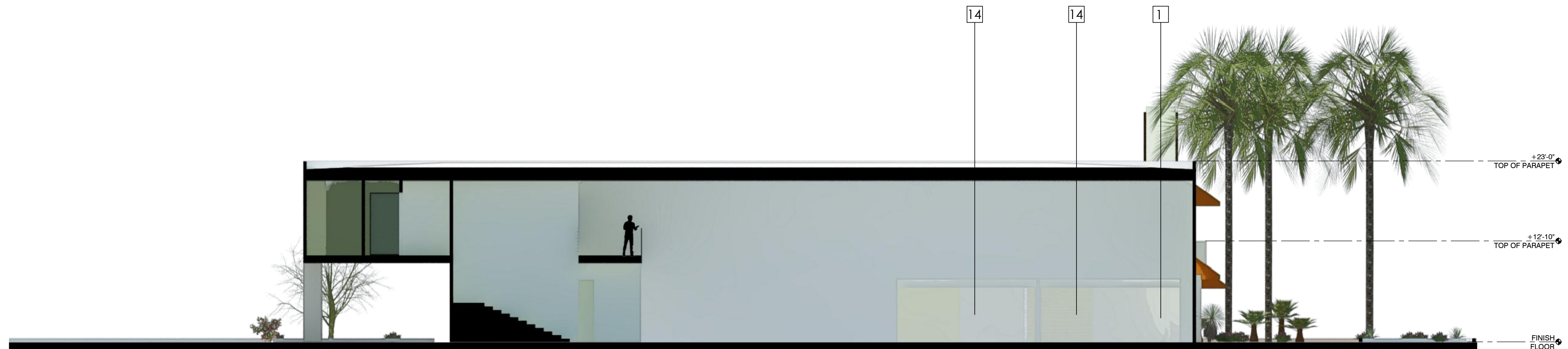
AUTO COLLECTION  
FACILITIES EXPANSION  
4707 SUNNY DUNES ROAD,  
PALM SPRINGS CAL. 92264

EXTERIOR  
ELEVATIONS

Date: 08.12.20



CROSS SECTION



LONGITUDINAL SECTION



THE PRESCOTT  
COLLECTION

AUTO COLLECTION  
FACILITIES EXPANSION  
4707 SUNNY DUNES ROAD,  
PALM SPRINGS CAL. 92264

MATERIAL LEGEND

1	Existing Bell Tower
2	Existing Facilities Stucco
3	Existing Facilities Parapet
4	Existing Roll Up Metal Doors
5	Main Entry & Side Lifes
6	New Stucco (Match Existing)
7	Existing Stucco Cornice Band
8	New Roll Up Metal Doors (Match Existing)
9	Existing Awnings
10	New Awnings (Match Existing)
11	Cantilevered Steel Framed Balcony & Guardrail
12	Existing Metal Roof
13	Existing Aluminum Tube Trellis
14	Openings to Existing Facilities
15	Metal Access Gate to Side Breezeway
16	New Glazing (Dark Anodized Metal Frames)
17	Existing Block Wall

BUILDING  
SECTIONS

Date: 08.12.20



THE PRESCOTT  
COLLECTION

AUTO COLLECTION  
FACILITIES EXPANSION  
4707 SUNNY DUNES ROAD,  
PALM SPRINGS CAL. 92264

Perspective

Date: 08.12.20

A-6



THE PRESCOTT  
COLLECTION

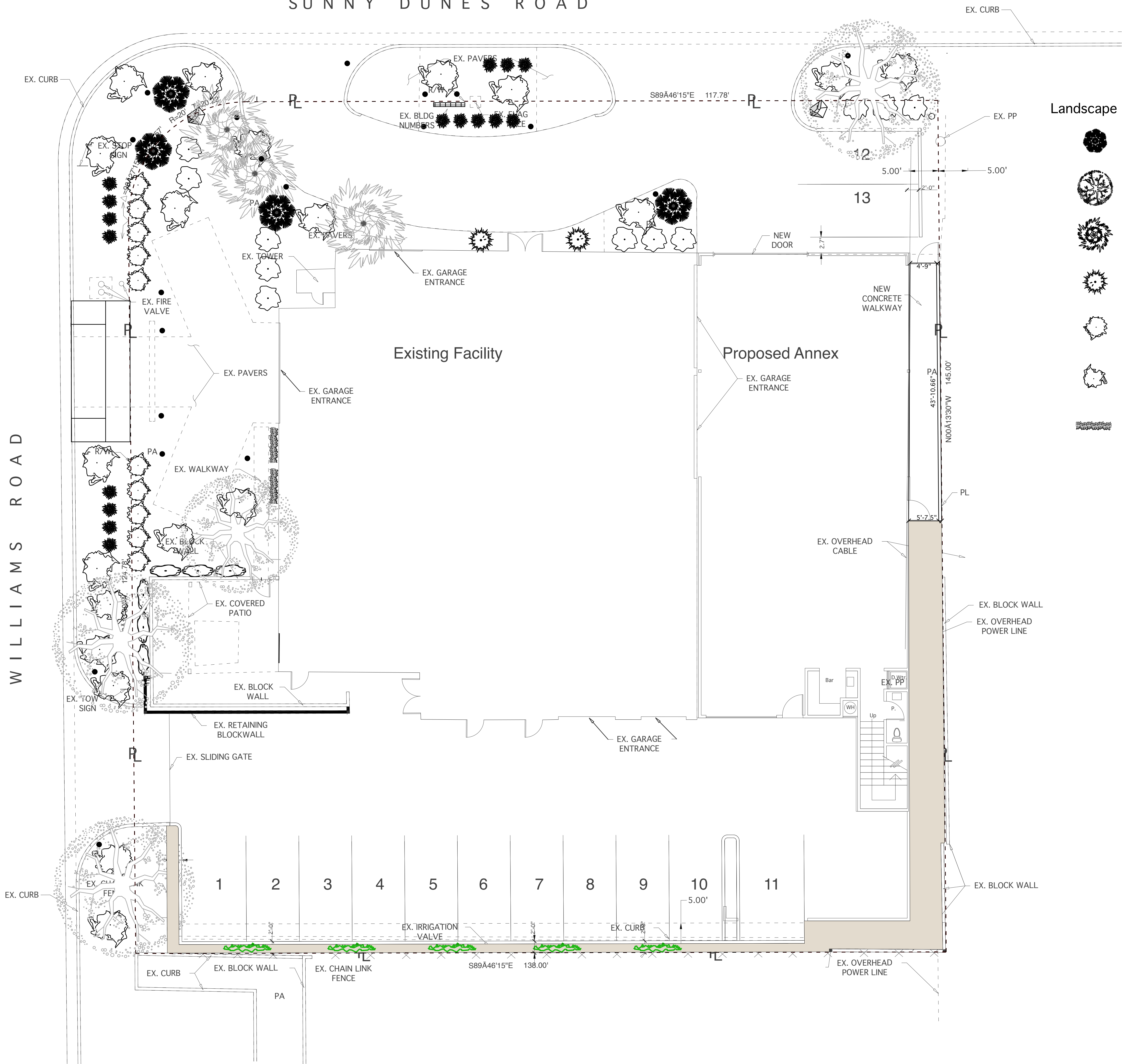
AUTO COLLECTION  
FACILITIES EXPANSION  
4707 SUNNY DUNES ROAD,  
PALM SPRINGS CAL. 92264

Perspective

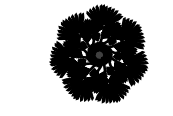
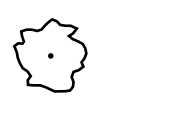

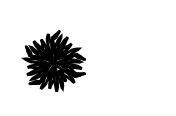



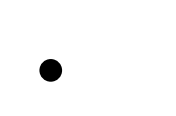






Date: 08.12.20

A-7

SUNNY DUNES ROAD



Landscape Key:

-  Existing Mediterranean fan palm, *Chamaerops humilis*
-  Existing Baja fairy duster, *Calliandra californica*
-  Existing 'Desert Museum' palo verde, *Parkinsonia hybrid*
-  Existing Pale leaf yucca, *Yucca pallida*
-  Existing Mexican fan palm, *Washingtonia robusta*
-  Existing Bougainvillea
-  Existing Beaked Yucca, *Yucca rostrata*
-  Existing low voltage LED landscape lighting
-  Existing Hopseed bush, *Dodonaea viscosa*
-  Existing boulders
-  Existing Trailing lantana, *Lantana montevidensis*
-  Proposed Pink Power Puff, *Calliandra haematocephala*, espaliered onto existing chain line fence, 15 gal., five
-  Existing 'Orange Jubilee,' *Tecoma hybrid*
-  Proposed 'Desert Gold' 3/4" crush rock, approx. 700 square feet

All existing planting areas covered in 2.5" compacted 'Desert Gold' decomposed granite.

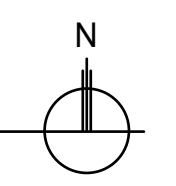
WILLIAMS ROAD

Prescott Collection  
 Section: 19-T4S-R5E  
 APN: 680-160-003  
 4707 E. Sunny Dunes, Palm Springs, CA  
 Prepared by Paul Ortega, 760-409-4833

revised 7-14-20

LANDSCAPE PLAN

1/8" = 1'-0"

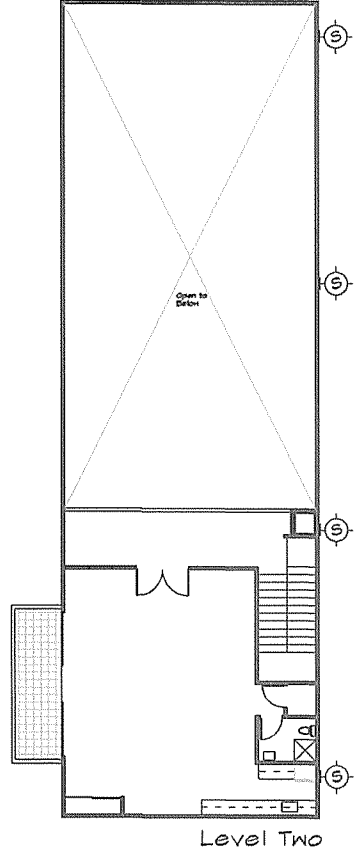
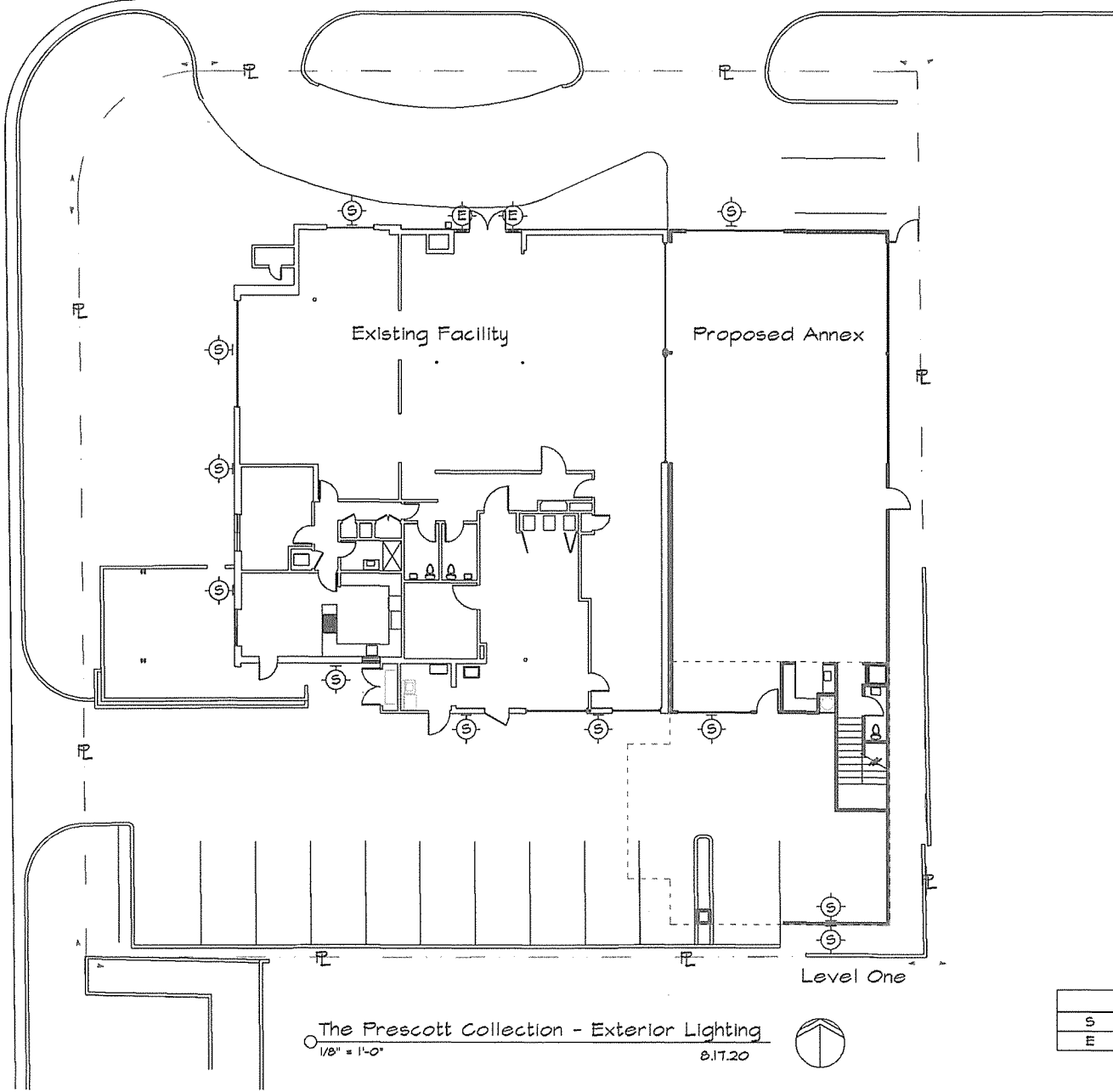


This document is intended as a conceptual design plan only and is not intended in any way as a construction drawing or document, nor should it be construed as such.

Landscape contractors and installers should always verify quantities and measurements when preparing bids.

SUNNY DUNES ROAD

WILLIAMS ROAD



Electrical Fixtures	
S	Security Wall Sconce / "Pitch Single" by Tech Lighting
E	Existing recessed LED down light

# SUNNY DUNES ROAD

**SITE ADDRESS:**

4707 EAST SUNNY DUNES  
PALM SPRINGS, CA.

**ASSESSOR'S PARCEL NO.:**

680-160-003

**NOTE:**

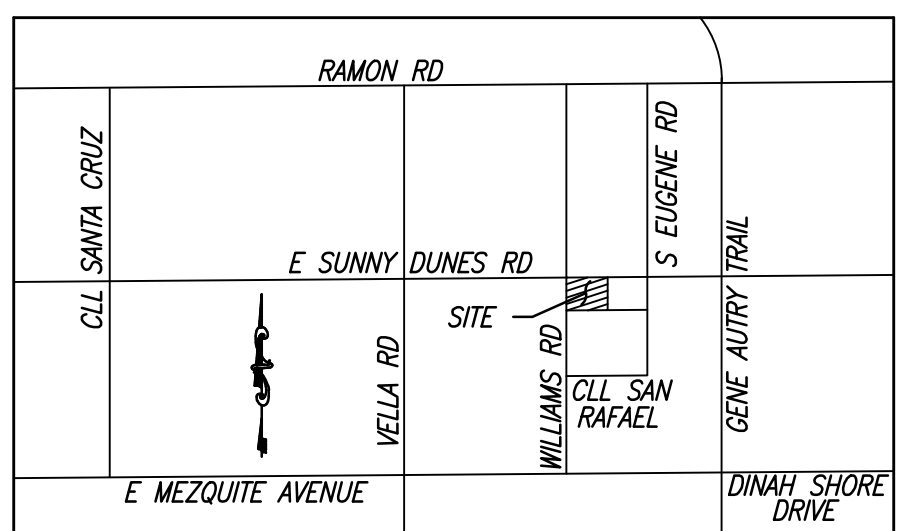
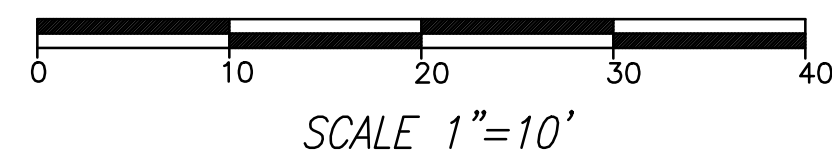
A TOPOGRAPHY SURVEY WAS PERFORMED ON  
2/21/2019 BY AMIR ENGINEERING

**BASIS OF BEARING:**

BASIS OF BEARINGS IS THE CENTERLINE OF SUNNY DUNES ROAD  
PER RECORD OF SURVEY, 36/1 BEING S89° 46' 15"E

**LEGEND**

- CL = CENTER LINE
- C/O = CLEAN OUT
- FG = FINISH GRADE
- FL = FLOW LINE
- FF = FINISH FLOOR
- FS = FINISH SURFACE
- NG = NATURAL GROUND
- PA = PLANTER
- PL = PROPERTY LINE
- PP = POWER POLE
- R/W = RIGHT OF WAY
- S = SEWER LINE
- TC = TOP OF CURB
- TP = TOP OF PAVEMENT
- TW = TOP OF WALL
- TRW = TOP OF RETAINING WALL
- W = WATER LINE
- WM = WATER METER
- WM = WATER VALVE
- (384) = EXISTING ELEVATION
- ★ = EXISTING PALM TREE
- ☐ = ROOF DRAIN



- NOTE:**
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USE OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
  - CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

Underground Service Alert

REVISION	

BENCH MARK NO.	19-9
ELEV.	375.833
LOCATION:	2" BRONZE DISC STAMPED "C.P.S. BM 19-9 SET IN TOP OF S.S.E. CURB RETURN AT THE INTERSECTION OF SUNNY DUNES AND VELLA ROAD.

DESIGN BY:	A.F.
DRAWN BY:	H.P.
CHECKED BY:	A.F.

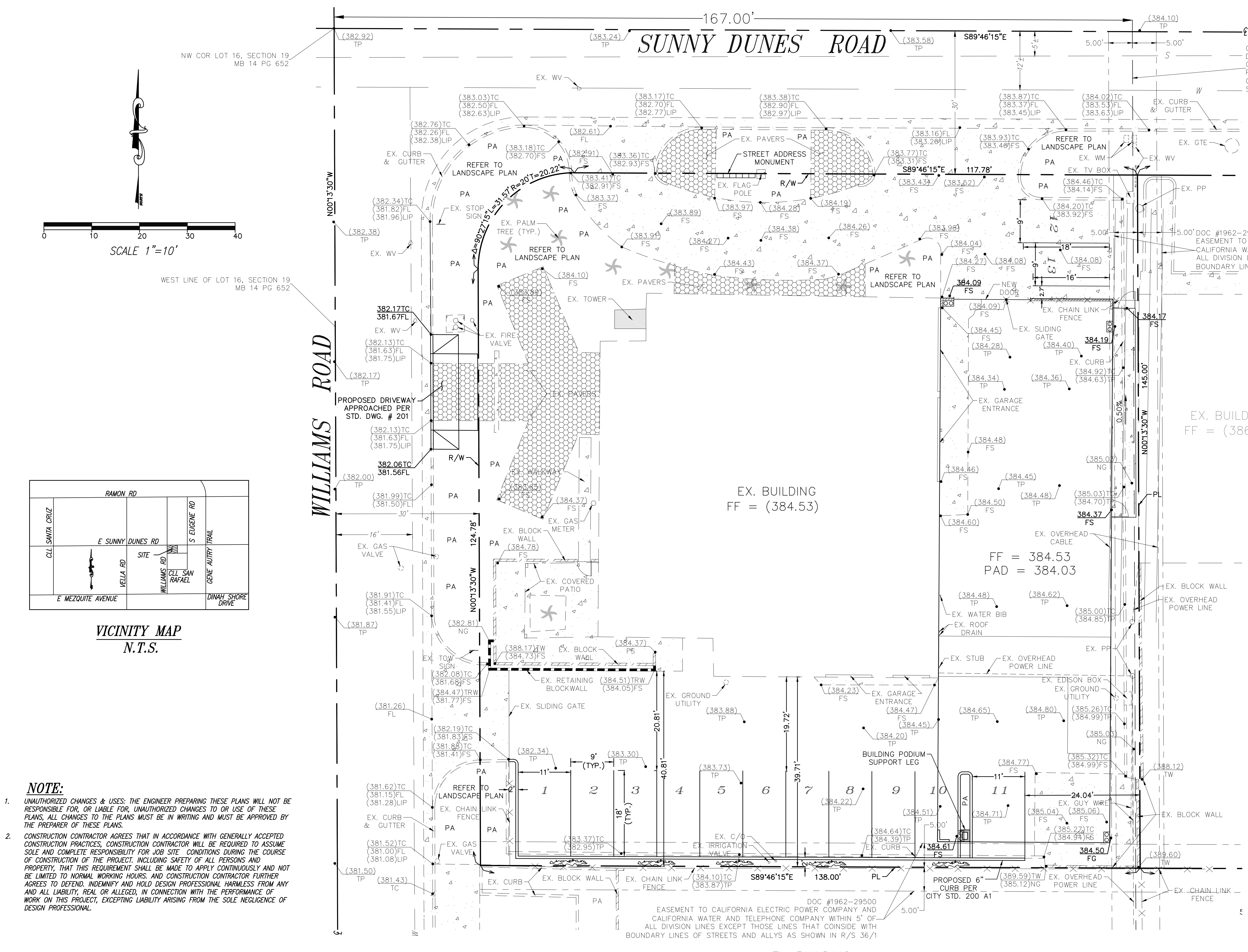
SIGNATURE: AMIR FAYAZRAD, R.C.E. 50597, EXP. 9/30/21

**AMIR ENGINEERING & SURVEYING INC.**  
CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS

160 LURING DRIVE, SUITE A  
PALM SPRINGS, CA 92262  
PHONE: (760) 318-7424  
FAX: (760) 318-7410

**CITY OF PALM SPRINGS**  
**PRELIMINARY DRAINAGE PLAN**  
4707 EAST SUNNY DUNES, PALM SPRINGS  
SEC. 19, T. 4 S., R. 5 E., S.B.B.M.

FILE NO.	SHEET 1
DWG. NO.	OF 1 SHEETS



CENTERLINE OF 10' WIDE DISTRIBUTION EASEMENT CALIFORNIA ELECTRIC POWER COMPANY PARALLEL WITH CENTERLINE OF WILLIAMS ROAD/WEST LINE OF LOT 16 SECTION 19 MB 14 PG 652

5.00' 5.00'

5.00' DOC #1962-29500 EASEMENT TO CALIFORNIA ELECTRIC POWER COMPANY AND CALIFORNIA WATER AND TELEPHONE COMPANY WITHIN 5' OF ALL DIVISION LINES EXCEPT THOSE LINES THAT COINCIDE WITH BOUNDARY LINES OF STREETS AND ALLYS AS SHOWN IN R/S 36/1

EX. BUILDING  
FF = (386.18)

EX. BUILDING  
FF = (384.53)

FF = 384.53  
PAD = 384.03

EX. BUILDING  
FF = (383.00)

DOC #1962-29500 EASEMENT TO CALIFORNIA ELECTRIC POWER COMPANY AND CALIFORNIA WATER AND TELEPHONE COMPANY WITHIN 5' OF ALL DIVISION LINES EXCEPT THOSE LINES THAT COINCIDE WITH BOUNDARY LINES OF STREETS AND ALLYS AS SHOWN IN R/S 36/1