



ARCHITECTURAL ADVISORY COMMITTEE MEMORANDUM

DATE: October 19, 2020

SUBJECT: REQUEST BY JAMIE CHISICK, ON BEHALF OF OC COAST, INC., FOR MINOR ARCHITECTURAL REVIEW APPROVAL FOR EXTERIOR ALTERATIONS AT A CANNABIS FACILITY, HIGHTEND, LOCATED AT 3395 NORTH INDIAN CANYON DRIVE, SUITE A (APN: 669-452-063), ZONE C-M, SECTION 34 (CASE NO. 3.1292 MAA). (NK)

FROM: Development Services Department

SUMMARY:

This is a request for the Architectural Advisory Committee (AAC) to review and approve after-the-fact exterior alterations at an approved cannabis facility. Pursuant to Palm Springs Zoning Code (PSZC) Section 93.23.15(F)(3)(a), exterior alterations to a cannabis facility require review and approval by the Architectural Advisory Committee (AAC) and the City Council. The alterations include re-painting of the exterior building walls and the installation of outdoor lighting fixtures.

ISSUE:

1. Approval is sought for an after-the-fact project.
2. The exterior lighting fixtures do not comply with the City's outdoor lighting standards.

RECOMMENDATION:

That the Architectural Advisory Committee (AAC) recommend approval of the project to the City Council subject to the following condition:

1. The applicant shall obtain a building permit for the installation of the exterior wall-mounted lighting fixtures.
2. The wall-mounted lighting fixtures shall conform to the City's outdoor lighting standards (Palm Springs Zoning Code Section 93.21.00).

BACKGROUND INFORMATION:

<i>History</i>	
1947	Recorded year of construction.

<i>Related Relevant City Actions</i>	
01/16/2014	Planning Division administratively approved a Minor Architectural Review (MAA) application for re-landscaping and parking lot striping.
08/23/2018	Office of Special Program Compliance issued a Regulatory Permit for the establishment and operation of a cannabis dispensary and lounge.

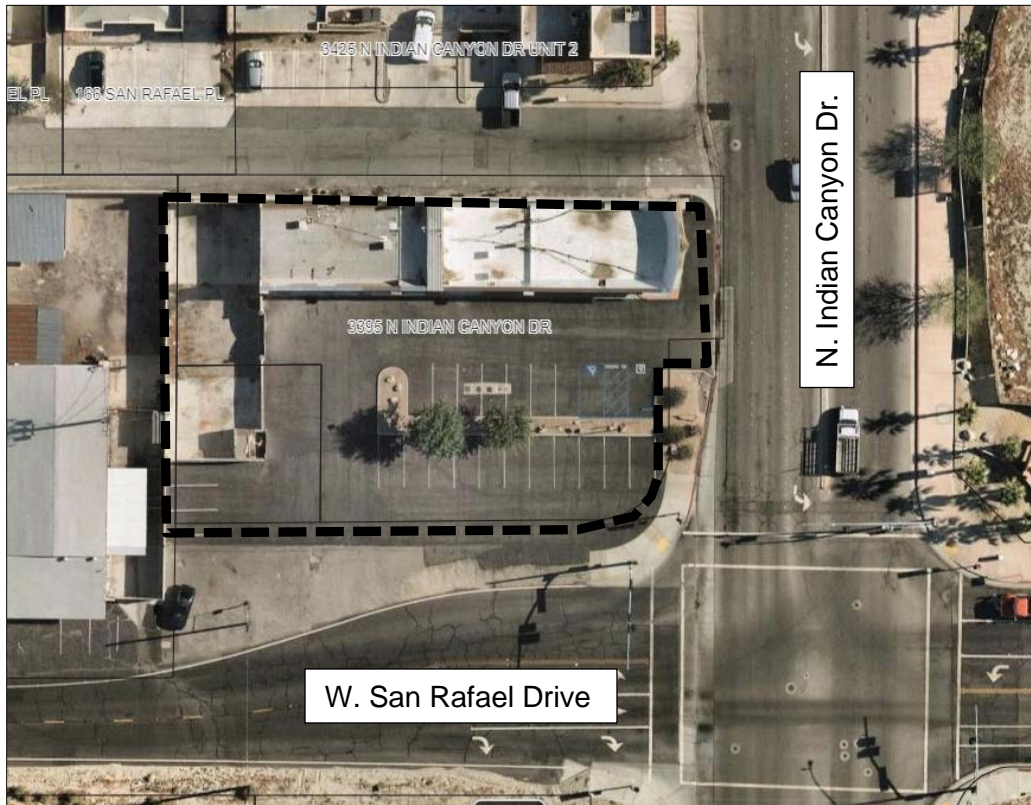
<i>Field Check</i>	
10/09/2020	Staff conducted a site visit to confirm the site conditions.

<i>On-Site Posting</i>	
09/08/2020	Applicant installed an on-site posting in accordance with Palm Springs Zoning Code Section 94.09.00(F)(3)(e).

The project site is a single-story, multi-tenant commercial building located at the northwest corner of North Indian Canyon Drive and West San Rafael Drive.



Image 1.1 Project Site and Its Vicinity
 ( Project Site)



**Image 1.2 Project Site – Close-Up View
( Project Site)**

Constructed in 1947, the architectural style of the multi-tenant single-story commercial building is modern. The building is lineal in orientation, and its primary elevation faces a parking lot to the south. The building's primary/south elevation, which accommodates an entrance door to the cannabis facility, is slightly projected with a decorative roof element above the entrance. The building is accentuated with cornice, columns, metal canopies, and wall-mounted light fixtures. Roll-up shutters are installed above the entrance doors and windows located at the southeast corner of the building.



Image 1.3 South Elevation



Image 1.4 South Elevation



Image 1.5 South Elevation

ANALYSIS:

Proposed Paint Scheme:

Before the installation of the exterior work, for which the application is seeking approval, the exterior of the building was painted in white and beige with brown cornice and columns (Image 1.6). Today, the exterior stucco building walls are painted in 'Night Mission', and minor architectural features such as the cornice and metal canopies are painted in Dunn-Edwards 'Anchor Gray.' (Image 1.7 – 1.9).



Image 1.6 Previous Exterior Building Colors



Image 1.7 Proposed Paint Colors



Image 1.8 Exterior Building Wall Colors



Image 1.9 Exterior Building Wall Colors

Outdoor Light Fixtures:

Several OLCS bronze outdoor LED wall-mounted light fixtures (Image 1.10) are installed on the south and east elevations of the building near the entrance doors and the space between the roll-up shutters and the metal canopies located the southeast corner of the building. The manufacturer’s specifications of the lighting fixtures are attached to this report (Attachment #3). However, these fixtures do not comply to Section 93.21.00 of the Zoning Code, due to the lack of shielding. Staff recommends an alternative fixtures to be selected which comply with the City’s outdoor lighting standards (Palm Springs Zoning Code Section 93.21.00).



Image 1.10 Wall-Mounted Lighting Fixtures (After-the-Fact)

Architectural Review Criteria:

PSZC Section 94.04.00(D) requires an evaluation of the proposed modifications to determine compatibility with the character of adjacent and surrounding developments, and whether it is of good composition, textures and colors. Conformance shall be evaluated based on the following applicable criteria:

	Guideline [PSZC 94.04.00(D)]	Compliance
1.	<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 project site is located on a corner lot in an industrial area. The parcels located diagonally southeast to the site and the one directly adjacent to the south are both undeveloped. The site is adjacent to a commercial building to the north which is painted in beige. While the difference in paint colors found at the site and the immediate adjacent building to the north is somewhat acute, the site’s corner location facing a major thoroughfare and being adjacent to vacant parcels reduce the impact of the paint colors. A majority of the industrial buildings found within the site’s vicinity are white, and the gray paint colors will accentuate the pattern of the</p>	Y

	Guideline [PSZC 94.04.00(D)]	Compliance
	industrial neighborhood.	
2.	<i>Building colors to be sympathetic with desert surroundings;</i> Gray is a desert-neutral color, which is commonly applied to commercial façade in the City. Hence, it is sympathetic with desert surroundings.	Y
3.	<i>Harmony of colors and composition relating to the elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously;</i> Lighter 'Night Mission' paint is applied to the stucco wall, and architectural accents are painted in darker 'Anchor Gray' for contrast. The selected paint colors are complementary to each other, and the application of the colors is reasonable for the design of the building.	Y
4.	<i>Consistency of composition and treatment;</i> 'Night Mission' is applied to stucco walls and 'Anchor Gray' is applied to minor architectural features such as the cornice for accent. The composition and application are consistent throughout the site.	Y

CONCLUSION:

The applicant is seeking approval for an after-the-fact project. In contrast to the previous paint palette which consisted of white and light beige, the building is currently painted in darker gray colors, 'Night Mission' and 'Anchor Gray.' While dark gray colors are not commonly applied to the exterior of industrial buildings, they are appropriate considering the location of the site and the context of its surroundings. Staff finds that the design of the outdoor lighting fixtures is compatible with the design of the building. To ensure that the after-the-fact outdoor light fixtures fully conform to the Zoning Code requirements, staff recommends that the AAC recommends approval of the project to the City Council subject to the conditions of approval which require the following:

1. The applicant shall obtain a building permit for the installation of the exterior wall-mounted lighting fixtures.
2. The wall-mounted lighting fixtures shall conform to the City's outdoor lighting standards (Palm Springs Zoning Code Section 93.21.00).



Noriko Kikuchi
Associate Planner



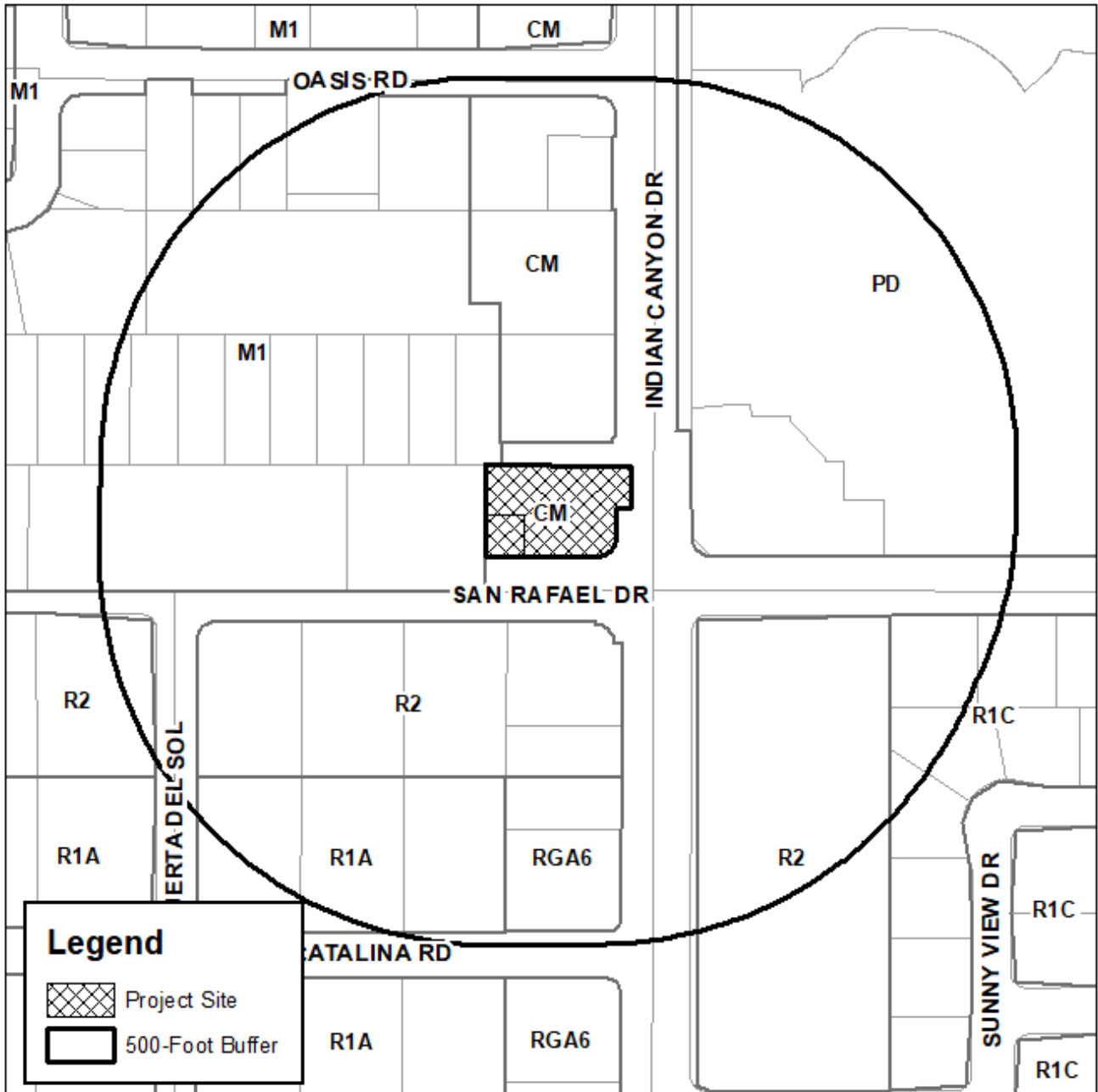
David Newell, AICP
Assistant Director of Planning

ATTACHMENTS:

1. Vicinity Map
2. Color samples
3. Outdoor lighting fixture specifications
4. Site plan, elevation plan, floor plan



Department of Planning Services Vicinity Map



Legend

- Project Site
- 500-Foot Buffer

CITY OF PALM SPRINGS

3395 North Indian Canyon Drive
Hightend
Case 3.1292



Dunn-Edwards

173 11:37 4/11/2020 PALM SPRINGS

0173-0032-04201

NIGHT MISSION

SSHL10-0 SPRTASHLD EX FLAT

1 Gallon U Y Notation /48

04: 4 Y+ 40.000

13: 2 Y+ 11.000

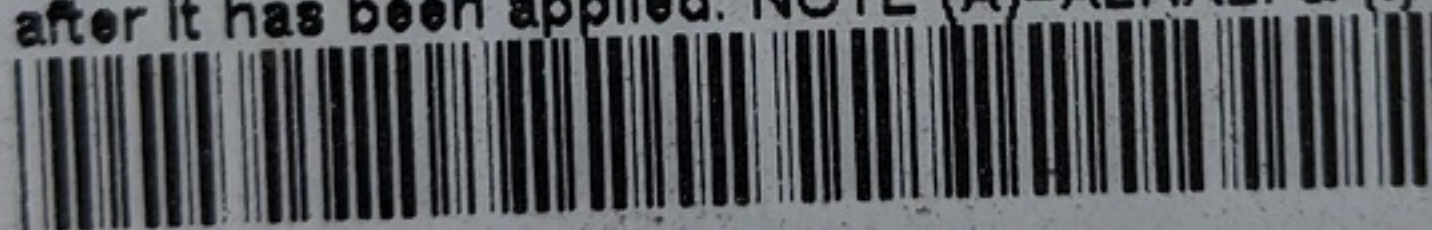
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RON FIELDS

Custom Tinted Paint - Not Returnable for Exchange or Refund

Color may vary slightly from a color chip or container to container.
Check for correct color match and confirm color before application.

Dunn-Edwards accepts no responsibility for any mis-matched paint
after it has been applied. NOTE (A)=ALKALI & (I)=INTERIOR ONLY



Anchor Gray

DE6328

Night Mission



You're shopping
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1000407338



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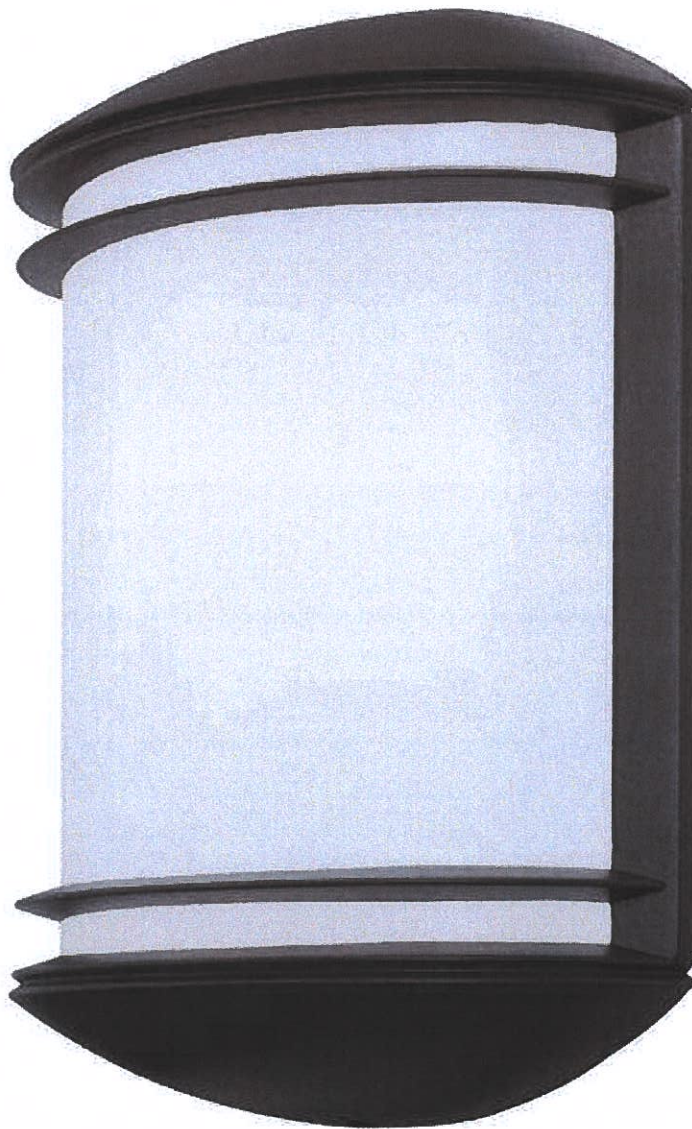
Lighting

Window Treatments

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Internet #204352479 Model #OLCS 8 DDB M4 Store SKU #1000017219



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OLCS Bronze Outdoor Integrated LED Wall Lantern Sconce
by Lithonia Lighting >



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Lithonia OLCS Bronze Outdoor

★★★★★

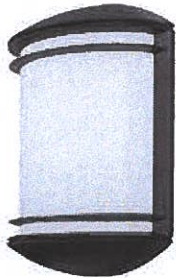
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\$124²⁸

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✓ Feit Electric 60-Watt Equivalent A19 Motion Activated 90+ CRI Indoor/Outdoor

LED Light Bulb, Soft White

\$8.70

Specifications

Number of Lights

1 Light

[See Similar Items](#)

Sconce Type

Wall Lantern

[See Similar Items](#)

Outdoor Lighting Features

Rust Resistant

Water Resistant

Weather Resistant

Light Direction

Down

Up

Fixture Material

Aluminum

[See Similar Items](#)

Lumens

461

[See Similar Items](#)

Light Bulb Type Included

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Integrated LED

[See Similar Items](#)

Dimensions

Product Depth (in.)	3.75 in
Product Height (in.)	12.5
Product Width (in.)	8.88

Details

Actual Color Temperature (K)	4000
Color Rendering Index (CRI)	83
Color Temperature	Cool White
Compatible Bulb Type	LED
Exterior Lighting Product Type	Outdoor Sconces
Fixture Color/Finish	Dark Bronze
Fixture Material	Aluminum
Glass/Lens Type	Frosted
Included	Hardware Included
Light Bulb Type Included	Integrated LED
Light Direction	Down,Up
Lumens	461
Number of Lights	1 Light
Outdoor Lighting Features	Rust Resistant,Water Resistant,Weather Resistant
Package Quantity	1
Power Type	Battery Operated
Product Size	Medium
Product Weight (lb.)	2.4 lb

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Returnable	180-Day
Sconce Type	Wall Lantern
UL Listing	1-UL Listed
Voltage Type	Line Voltage
Watt Equivalence	8.9

Warranty / Certifications

Certifications and Listings	UL Listed
Manufacturer Warranty	5 Year Limited

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Product Overview

Internet #204352479 Model #OLCS 8 DDB M4 Store SKU #1000017219

Info & Guides

Compare Similar Outdoor Sconces

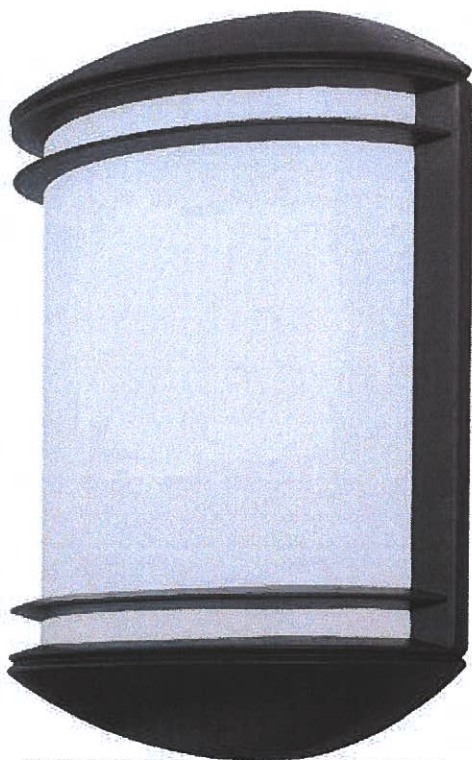
		CURRENT PRODUCT 		
Brand	Classy Caps	Lithonia Lighting	Lithonia Lighting	Quoizel
Name	Lancaster 4 Lights Black Cast Aluminum Solar Integrated LED Outdoor Wall Mount Sconce 2700K (4-Pack)	OLCS Bronze Outdoor Integrated LED Wall Lantern Sconce	OLCS White Outdoor Integrated LED Wall Lantern Sconce	Ruben 1-Light Black Outdoor LED Wall Lantern Sconce
Price	\$58⁸⁰ /package	\$85⁶¹	\$107⁴⁵	\$199⁹⁹

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Feedback

Ratings	★★★★★ (32)	★★★★★ (25)	★★★★★ (31)	★★★★★ (1)
Outdoor Lighting Features	Dusk to Dawn,Solar Powered,Weather Resistant	Rust Resistant,Water Resistant,Weather Resistant	Rust Resistant,Water Resistant,Weather Resistant	Adjustable Height,Weather Resistant
Number of Lights	1 Light	1 Light	1 Light	1 Light
Power Type	Battery Operated,Solar	Battery Operated	Hardwired	Hardwired
Sconce Type	Wall Lantern	Wall Lantern	Wall Lantern	Wall Lantern
Light Direction	Down	Down,Up	Down,Up	Down,Up
Light Bulb Type Included	Integrated LED	Integrated LED	Integrated LED	Integrated LED
Fixture Material	Aluminum	Aluminum	Aluminum	Aluminum
Lumens	6	461	513	538
	View Product	View Product	View Product	View Product

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12 Questions

16 Answers

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+ The description states it is battery operated but also hard wired. Which is it?
And if battery o...

Asked by GD October 19, 2019

2
Answers

+ What happens when the LED runs out?

Asked by Ruth August 12, 2017

2
Answers

+ Can these lights come with a motion sensor?

Asked by Looking May 14, 2017

2
Answers

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★★★★★ (9)

\$33²⁹
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★★★★★ (36)

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ARTIKA Medium Essence Stainless Steel Integrated

★★★★★ (36)

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Hyperikon 700-Watt Equivalent Integrated LED

★★★★★ (7)

\$291³⁴

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Hyperikon 300-Watt Equivalent Integrated LED

★★★★★ (7)

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Hyperikon Watt Rota

★★★☆☆

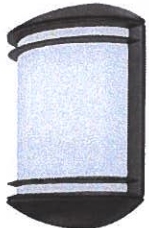
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The Classy Caps Lancaster Solar Deck and The Classy Caps Lancaster Solar Deck and Wall Light is durably crafted with elegant warm lighting accents. The decorative wrap around glass lens will create a stunning ambience with the perfect blend of unique style and functionality that will enhance your outdoor setting. Manufactured from cast aluminum the charming Lancaster promises excellent performance.

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Integrated LED Wall

Lantern Sconce The Wall-Mount Outdoor White LED Decorative The Wall-Mount Outdoor White LED Decorative Light from Lithonia Lighting includes integrated LEDs, so no bulbs are required. It is easy to mount and comes fully gasketed for outdoor installation. The modern design is ideal for applications where extra style is needed.

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Outdoor LED Wall Lantern

Sconce Bring curbside appeal to your home's exterior Bring curbside appeal to your home's exterior with the Ruben collection. The rectangular silhouette features smooth, vertical lines finished in Matte Black for a transitional, yet modern design. The acrylic shade gives off a warm glow while the integrated LED also offers energy saving benefits and low maintenance.

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Outdoor Deep Bronze

Integrated LED Wall Lantern Sconce with Matte Opal Glass Shade This Seija Collection outdoor wall light This Seija Collection outdoor wall light will update the exterior of your home with its contemporary and eye-catching design. Featuring a deep bronze finish, this fixture will accommodate a variety of outdoor decor styles. With its easy installation and low upkeep requirements, this outdoor wall light will not disappoint. Clean contemporary styling with a traditional look make these fixtures well suited for any home. Today's contemporary homes, as well as homes of the craftsmen style, are particularly well suited. These aluminum fixtures are available in black, deep bronze and brushed aluminum. Please note: LED lights are not dimmable.

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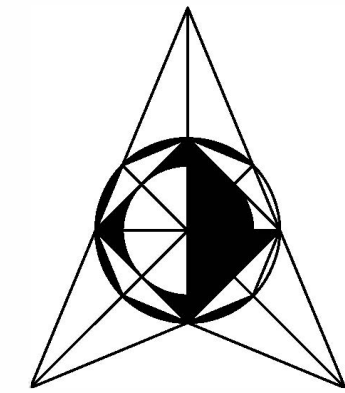
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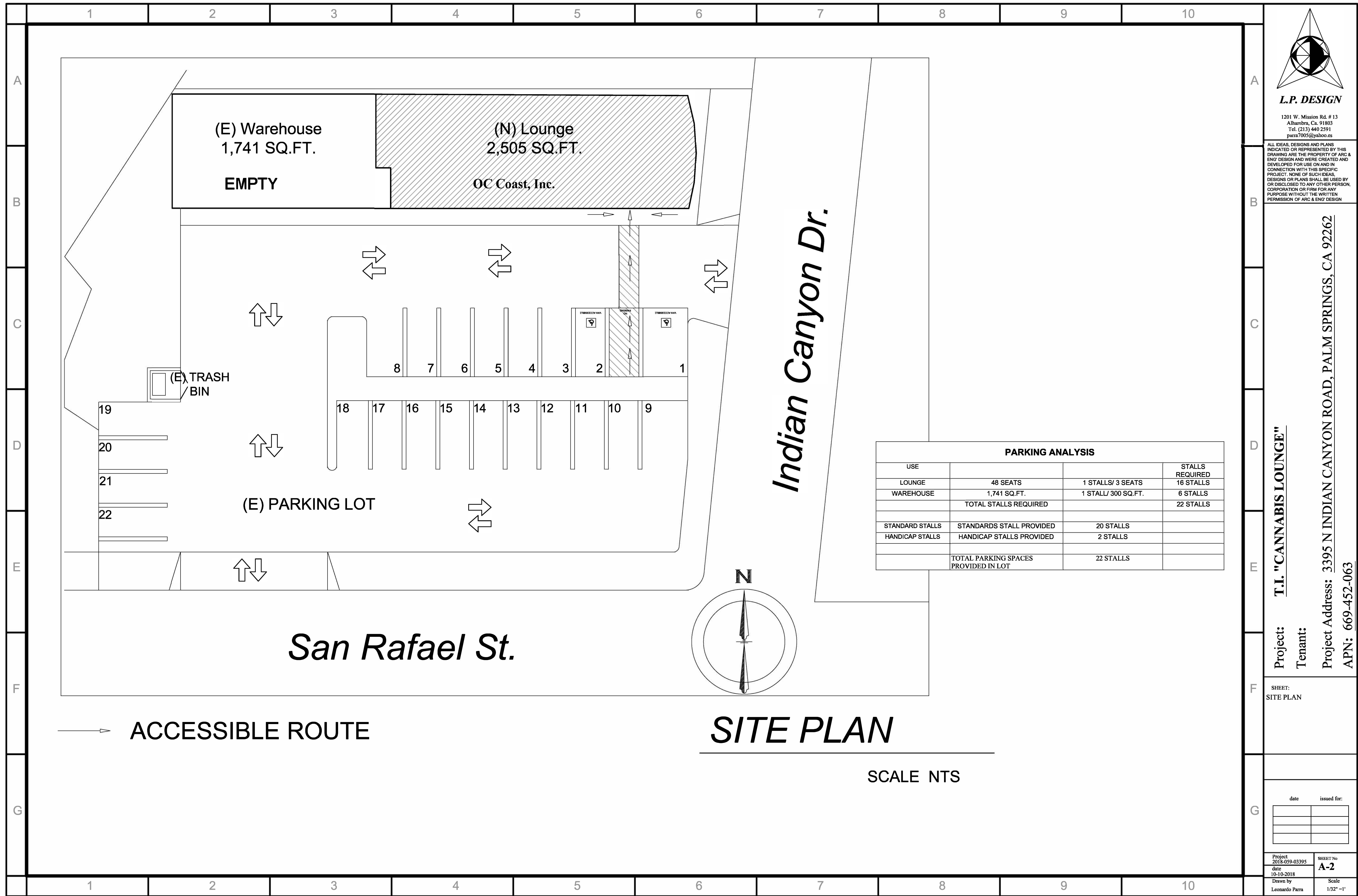
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Project: **T.I. "CANNABIS LOUNGE"**
Tenant:
Project Address: 3395 N INDIAN CANYON ROAD, PALM SPRINGS, CA 92262
APN: 669-452-063

SHEET:
SITE PLAN

date	issued for:

Project 2018-059-03395	SHEET No A-2
date 10-10-2018	Scale 1/32" = 1'
Drawn by Leonardo Parra	

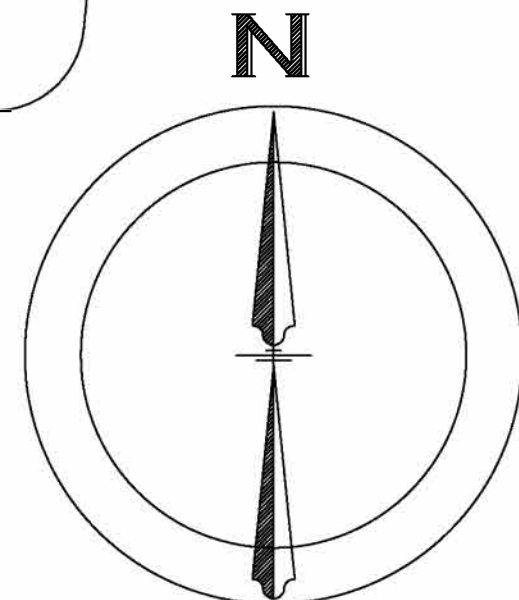


(E) Warehouse
1,741 SQ.FT.
EMPTY

(N) Lounge
2,505 SQ.FT.
OC Coast, Inc.

Indian Canyon Dr.

San Rafael St.



(E) TRASH BIN

(E) PARKING LOT

19

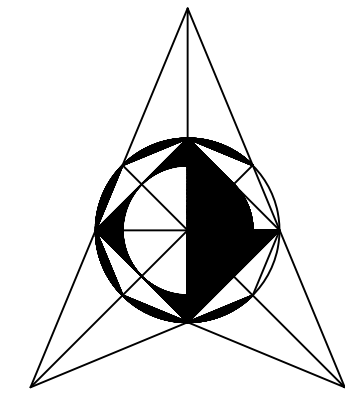
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22

8 7 6 5 4 3 2 1

18 17 16 15 14 13 12 11 10 9



L.P. DESIGN

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Tel. (213) 440 2591
parra7005@yahoo.es

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Project: T.I. "CANNABIS LOUNGE"
Tenant:
Project Address: 3395 N INDIAN CANYON ROAD, PALM SPRINGS, CA 92262
APN: 669-452-063

SHEET:
ELEVATIONS

date	issued for:

Project: 2018-059-03395
date: 08-31-2020
Drawn by: Leonardo Parra
SHEET No: **ELV-1**
Scale: 1/4" = 1'

1 2 3 4 5 6 7 8 9 10

A

B

C

D

E

F

G

A

B

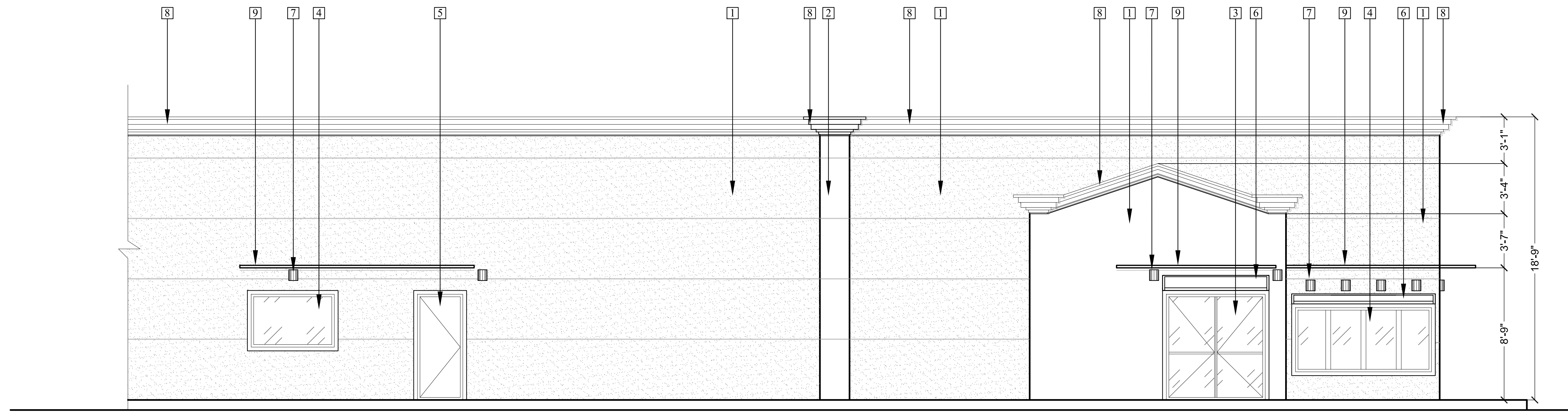
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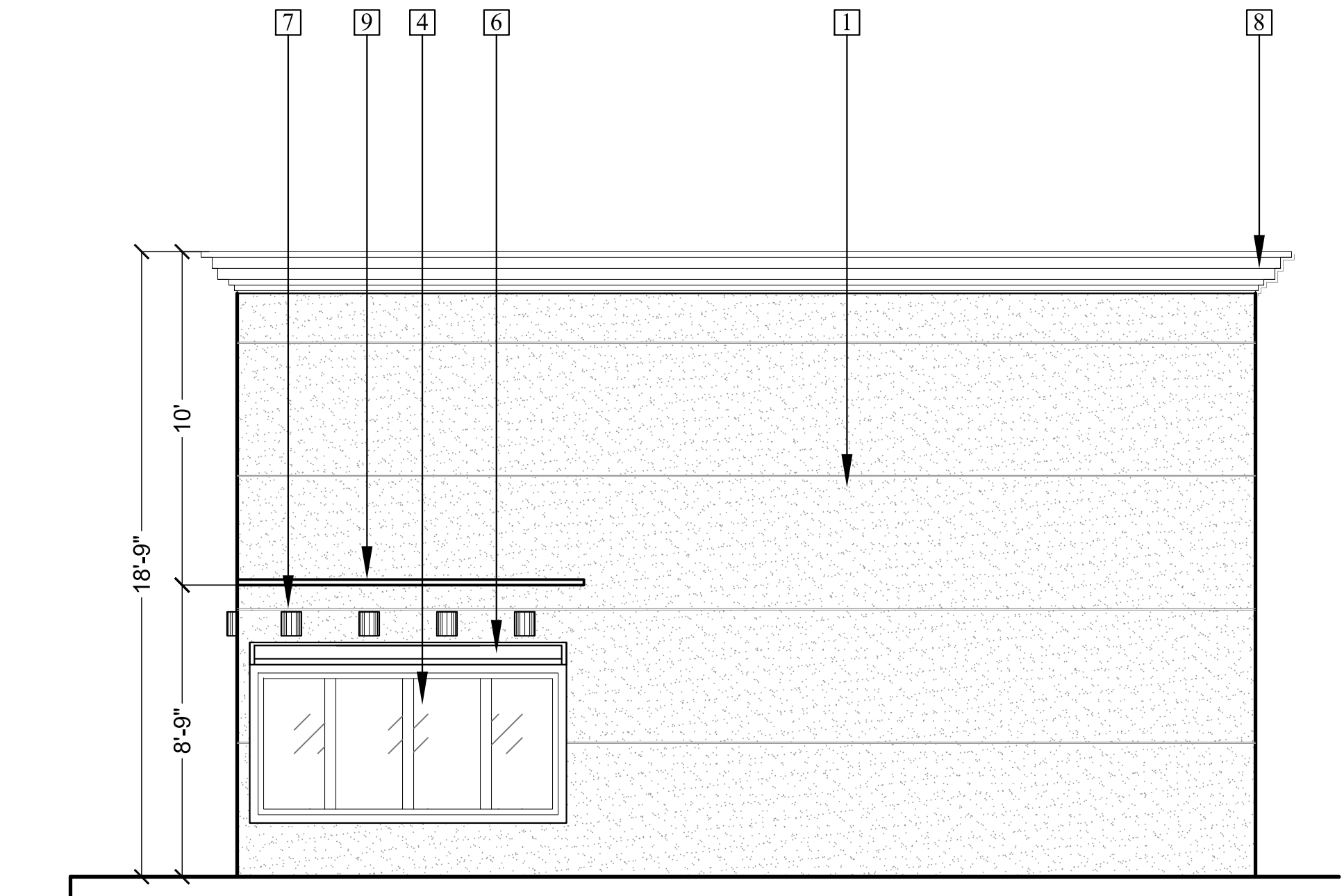
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G



SOUTH ELEVATION

SCALE 1/4"=1'-0"

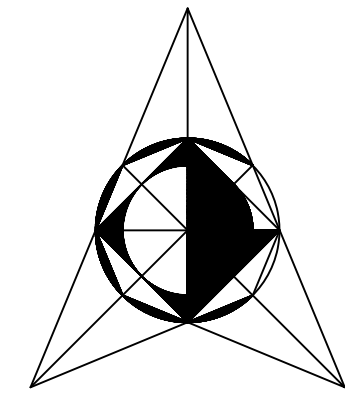


EAST ELEVATION

SCALE 1/4"=1'-0"

- ELEVATIONS KEYNOTES**
- 1 EXTERIOR SMOOTH STUCCO
COLOR DARK GREEN - FLAT(Dunn Edwards - Night Mission -SSHL10-0 SPRTSHLD EX FLAT)
 - 2 EXTERIOR SMOOTH STUCCO
COLOR DARK GRAY - FLAT (Dunn Edwards - ANCHOR GRAY- DE5973 - SPRTSHLD EX FLAT)
 - 3 EXTERIOR DOUBLE GLASS DOOR
 - 4 EXTERIOR SOLID WINDOW
 - 5 EXTERIOR DOOR - EMERGENCY EXIT
 - 6 SECURITY ROLL UP SHUTTER
 - 7 WALL SCONE LIGHTING FIXTURE
 - 8 CROWN MOLDING - DARK GRAY COLOR
 - 9 METAL AWNING - DARK GRAY COLOR

1 2 3 4 5 6 7 8 9 10



L.P. DESIGN

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Tenant:
Project Address: **3395 N INDIAN CANYON ROAD, PALM SPRINGS, CA 92262**
APN: **669-452-063**

SHEET:
ELEVATIONS

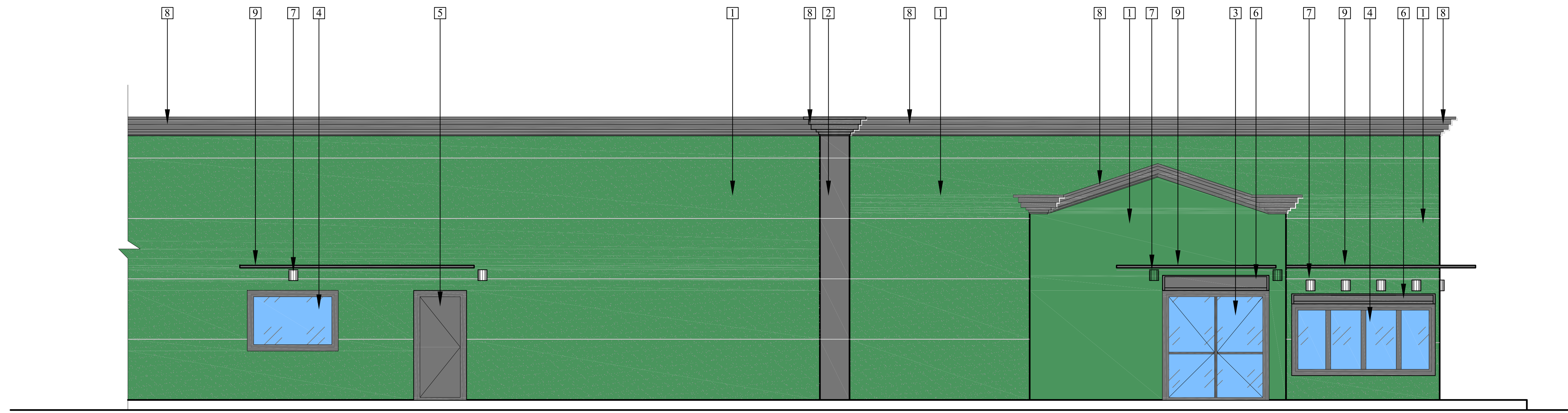
date	issued for:

Project 2018-059-03395	SHEET No ELV-2
date 08-31-2020	Scale 1/4" = 1'
Drawn by Leonardo Parra	

1 2 3 4 5 6 7 8 9 10

A

A



SOUTH ELEVATION

SCALE 1/4"=1'-0"

B

B

C

C

D

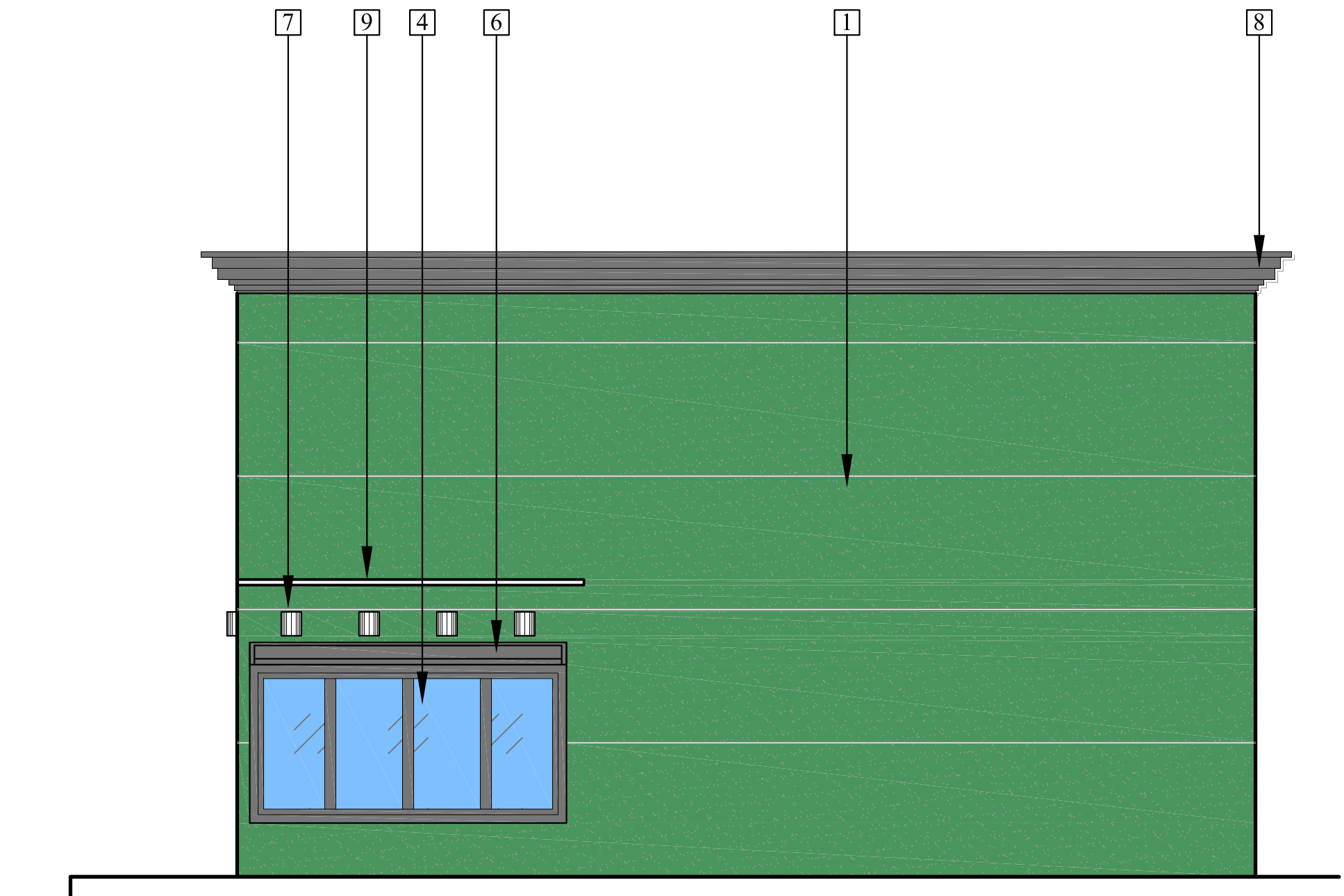
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E

E

F

F



EAST ELEVATION

SCALE 1/4"=1'-0"

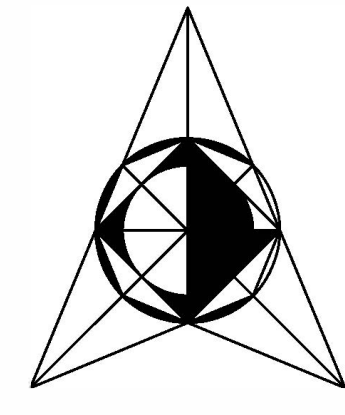
ELEVATIONS KEYNOTES

- 1 EXTERIOR SMOOTH STUCCO
COLOR DARK GREEN - FLAT(Dunn Edwards - Night Mission -SSHL10-0 SPRTSHLD EX FLAT)
- 2 EXTERIOR SMOOTH STUCCO
COLOR DARK GRAY - FLAT (Dunn Edwards - ANCHOR GRAY- DE5973 - SPRTSHLD EX FLAT)
- 3 EXTERIOR DOUBLE GLASS DOOR
- 4 EXTERIOR SOLID WINDOW
- 5 EXTERIOR DOOR - EMERGENCY EXIT
- 6 SECURITY ROLL UP SHUTTER
- 7 WALL SCONE LIGHTING FIXTURE
- 8 CROWN MOLDING - DARK GRAY COLOR
- 9 METAL AWNING - DARK GRAY COLOR

G

G

1 2 3 4 5 6 7 8 9 10



L.P. DESIGN

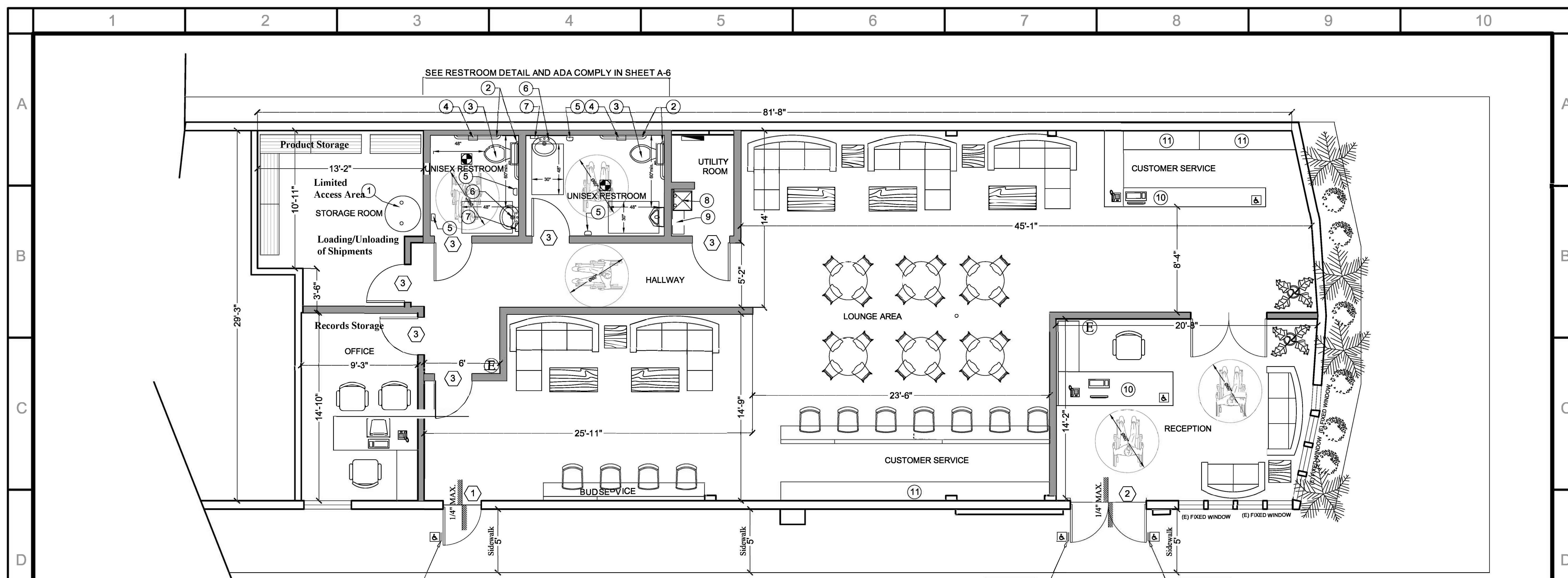
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Project: T.I. "CANNABIS LOUNGE"
 Tenant:
 Project Address: 3395 N INDIAN CANYON ROAD, PALM SPRINGS, CA 92262
 APN: 669-452-063

SHEET:
FLOOR PLAN
DOOR SCHEDULE
EQUIPMENT SCHEDULE
PLUMBING FIXTURE ANALYSIS

date issued for:
Project: 2018-059-03395
date: 10-10-2018
Scale: 1/4" = 1'



PROPOSED FLOOR PLAN
SCALE 1/4"=1'-0"

LEGEND

— EXISTING WALL
 — NEW PARTITION WALL
 2"X6" WOOD STUDS

International Symbol of Accessibility

EQUIPMENT SCHEDULE								
#	EQUIPMENT	MANUFACTURER MODEL No.	NSF	PLUMBING			COMMENT	
				H.W.	C.W.	DIR		F.S.
1	(E) ELECTRIC WATER HEATER - BARDFORD WHITE - 30 GL. - WITH 6,000 WATTS MINIMUM. PROVIDE: 208 or 240 volts - 1. Water Heater must be Strapped to Wall. - 2. Provide 6" Concrete Pad W/ 6" high curb with 3/8" radius cove base. - 3. Provide pressure and Temp. Relief valve drain to safe outside location.	BARDFORD WHITE LD-30U3-1	UL	Ø-1"	Ø-1"			NEW
2	GRAB BARS							APPROVED BACKFLOW PREVENTION DEVICE
3	TOILET - Water closet for public use shall be elongated bowl type with open front seat. (2010 CPC, Section 408.1)	A STANDARD 5324.019	NSF		Ø-1/2"	X		Comply with ADA
4	DISPENSER SANITATION PAPER AND DISPENSER FOR TOILET PAPER		NSF					Dry Food Storage
5	HAND DRYER	DYSON AIRBLADE AB14	ETL					Dry Food Storage
6	HAND WASH SINK 15"x17" WITH WATER PROOF PANEL use Fiberglass Reinforced Panel white color. WITH SIDE SPLASH		NFS	Ø-1/2"	Ø-1/2"	X		Back and Side Splash
7	SOAP DISPENSER							
8	MOP/BROOM HANGER							Wall Mounted
9	METALLIC SHELVES FOR CHEMICAL STORAGE 24"x12"	AMCO 2412	NSF					Dry Food Storage
10	CASHIER - COUNTER - COUNTER TOP SHOULD BE LIGHT COLOR AND WASHABLE FINISH. (FORMICA) 48"x24"							
11	DISPLAY SHELVES							

FIRE RESISTIVE CONSTRUCTION - EXISTING BUILDING		
	TYPE VB 2-HR	
	REQUIRED	PROVIDED
BRG WALLS-EXTERIOR	2 HR	2 HR
BRG WALLS-INTERIOR	2 HR	2 HR
NON-BRG WALLS-EXTERIOR	N/A	N/A
PART. PERMANENT	2 HR	2 HR
SHAFT ENCL.	1 HR	1 HR
FLOOR-CEILING	1 HR	1 HR
EXT. DOORS AND WINDOWS	NONE<5'	NONE<5'
STAIRS	NONE	NONE

INTERIOR FINISHES:
 1. Interior finish materials applied to wall and ceiling shall be tested as specified in Section 703.

FIRE RESISTIVE CONSTRUCTION IMPROVEMENT WALLS AND CEILING			
	MATERIAL	CLASS (CBC-703)	PROVIDED
NON-BRG WALLS-INTERIOR	DRYWALL TYPE X BOTH SIDES	B - Flame spread index 26-75; smoke developed index 0-450	2 - HR
CEILING	CEILING PANEL - FIRE RATING CLASS A	A - Flame spread index <= 20; smoke developed index < 450	1 HR.
OPEN CEILING	SOLID WOOD	B - Flame spread index 26-75; smoke developed index 0-450	1 HR.
WALL - FIBERGLASS REINFORCED PANEL	GLASSLINER FRP	A - Flame spread index <= 20; smoke developed index < 450	1 HR.
STAIRWAY AND HALLWAY	DRYWALL TYPE X	B - Flame spread index 26-75; smoke developed index 0-450	1 HR.

#	SIZE	TYPE	QTY	NOTE
1	3'-6" x 6'-8" x 1 3/8"	DOOR (6-PANEL) S-LABEL, 20 MIN. RATED, SELF-CLOSING w/ PANIC EXIT HARDWARE - ACCESSIBLE HARDWARE	1	EXISTING
2	6'-0" x 6'-8" x 1 3/8"	GLASS DOOR S-LABEL, 20 MIN. RATED, SELF-CLOSING w/ PANIC EXIT HARDWARE - ACCESSIBLE HARDWARE	2	EXISTING
3	3'-0" x 6'-8" x 1 3/8"	WOOD HOLLOW CORE SELF CLOSING w/ ACCESSIBLE HARDWARE	6	NEW

DOORS HARDWARE

1. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 11B-309.4 Operation. Operable parts of such hardware shall be 34 inches minimum and 44 inches maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. §11B-404.2.7

2. SEE ADDITIONAL NOTES AT SHEET A-7 FOR ACCESSIBLE DOORS, DOORWAYS AND GATES.

USE & OCCUPANCY CLASSIFICATION				
FLOORSPACE	OCCUPANCY CPC-CHAPTER 4 TABLE A	(A) AREA (SQ FT)	(F) AREA PER OCCUPANT FOR TABLE FOR OCCUPANT LOAD (SQ-FT/MAX)	OCCUPANT LOAD (SQ-FT/MAX)
LOUNGE AREA	A-2	1,115	30	37
CUSTOMER SERVICE	B	218	200	2
RECEPTION	B	218	200	2
STORAGE/OFFICE/HALL	B	465	200	3
TOTAL OCCUPANCY LOAD	A-2	2,063		44

PLUMBING FIXTURE ANALYSIS (22 MALE / 22 FEMALE) CPC Table 422.1						
	MALE			FEMALE		
	W/C 1:1-25	LAV. 1:1-150	URNAL 1:1-200	W/C 1:1-25	LAV. 1:1-150	URNAL 1:1-200
REQUIRED	1	1	1	1	1	1
PROVIDED	1	1	1	1	1	1

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