



## **ARCHITECTURAL ADVISORY COMMITTEE MEMORANDUM**

DATE: FEBRUARY 16, 2021 NEW BUSINESS

SUBJECT: MASSFLORA, LLC ON BEHALF OF EUFLORA, REQUEST FOR A MINOR ARCHITECTURAL APPLICATION AND A SIGN PERMIT APPLICATION TO MODIFY THE EXTERIOR OF THE BUILDING AND INSTALL NEW SIGNAGE FOR A NEW CANNABIS DISPENSARY FACILITY LOCATED AT 577 EAST SUNNY DUNES ROAD (APN: 508-163-003), ZONE C-M, SECTION 23, (CASE NOS. 3.2967 MAA & 20-063 SI). (AP)

FROM: Development Services Department

---

### SUMMARY:

This is a request for the Architectural Advisory Committee (AAC) to review a proposal by Massflora, LLC, for a new cannabis dispensary facility, to modify the exterior of the existing building at 577 East Sunny Dunes Road. 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 proposed signage is subject to AAC review only per PSZC Section 93.23.15(F)(3)(a).

### ISSUES:

- 1) City Council referred the proposed project to operate a cannabis dispensary to AAC for exterior site and building enhancements.

### RECOMMENDATION:

That the AAC recommend approval of applicant's request to modify the building, subject to the following conditions:

1. Screen the mechanical equipment located on the roof with a new parapet.
2. Parking lot shall be repaired and slurried as needed.
3. Storefront windows shall remain transparent.

BACKGROUND INFORMATION:

<i>Related Relevant City Actions</i>	
11/12/20	City Council considered a distance waiver to operate a cannabis dispensary at 577 E. Sunny Dunes Road and referred the project to the AAC for review of site enhancements.

<i>Field Check</i>	
1/27/21	Staff conducted a site visit to confirm the site's conditions.

ANALYSIS:

On November 12, 2020, the Palm Springs City Council reviewed Case No. 7.1609- AMM for a distance waiver to operate a cannabis dispensary at 577 East Sunny Dunes Road. The project was referred to the AAC to review upgrades to the exterior of the building. On December 22, 2020, the applicant submitted a Minor Architectural Application and a sign permit for review by the Architectural Advisory Committee.

The project site is located on the south side of East Sunny Dunes Road within the Commercial Manufacturing (C-M) zone. There are two buildings on this parcel. The proposed cannabis facility will only occupy the front building, which is approximately 1,179-square feet in size. The tenant spaces in the rear are not currently occupied and are not affiliated with the proposed cannabis facility. Previously, the front building was occupied by a pet store called Bones and Scones; there is no business license history associated with the tenant spaces in the rear. The retail area will be approximately 859-square feet, the office will be 92-square feet, and the storage facilities will be 173-square feet. A lounge is not proposed with this application. Operational hours are proposed from 9:00 AM to 10:00 PM, daily.

Off-street parking will be accommodated within the existing parking lot located behind the building. There are seven parking spaces and one ADA parking space available.

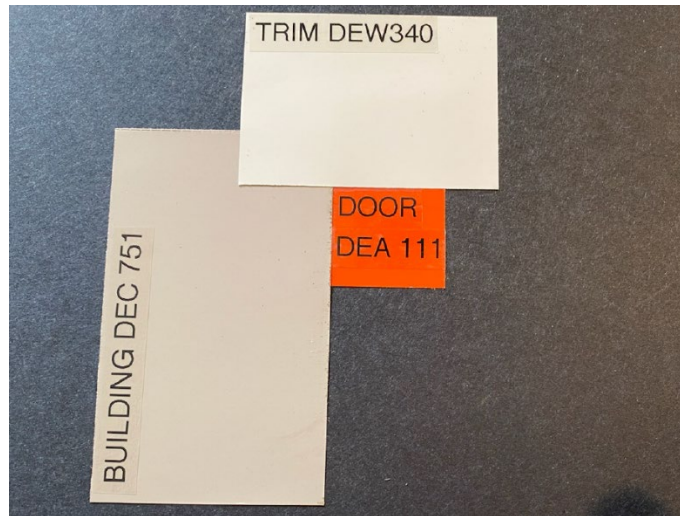
Proposed Building and Site Modifications:

As shown in the attachments, proposed exterior modifications include the following:

- Remove and replacement of all exterior A/C units located on the building elevations with clearstory glass.
- Remove and replace all mismatched doors, screens, and windows.
- Clean and restore the two original mosaic panels located on the west elevation.
- Remove the west door on the front of the building and replace with fixed glass to match the existing building frontage.
- Plant new landscaping in all existing planters.
- Repaint all buildings a light beige with an off-white trim and an orange accent color on some doors as shown in Image 1.1 below.

- Remove any debris that has gathered in the parking lot.
- Construct a new monument sign.

Palm Springs 2007 General Plan Community Design Guidelines CD 1.5 encourages the use of colors that are appropriate for desert environment. The applicant has chosen colors that are neutral tones found in desert environment and strategic placement of accent colors, consistent with the General Plan policy.



**Image 1.1 Proposed Paint Color**

**Proposed Signage:**

In conjunction with this Minor Architectural Review (MAA) application, the applicant also submitted a Sign Permit application (20-063 SI) to install one monument sign located in the landscaped area at the west side of the property. The specifications of the proposed signs are summarized in the table below. The proposed signage is subject to the Commercial sign regulations stated in Palm Springs Zoning Code Section 93.20.05 (“Permitted Signs – Commercial and Industrial Business”). The proposed sign specifications and the conformance of the signage to the applicable zoning regulations are reviewed and summarized in the tables below:

<b>Main Sign – ‘Eufloa’</b>			
	<b>Allowed</b>	<b>Proposed</b>	<b>Conformance</b>
<b>Quantity</b>	One (1)	One (1)	Yes
<b>Sign Type</b>	Monument Sign	Monument Sign	Yes
<b>Total Sign Area</b>	1 SF per lineal foot of frontage not to exceed 50 SF.	46.67 SF	Yes
<b>Illumination</b>	Illuminated or Non-Illuminated	Illuminated	Yes
<b>Max Height</b>	Freestanding 8’	4’-8”	Yes

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:

	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 building is existing, and no additional square-footage is being proposed. Existing pedestrian and vehicular areas are distinct from parking lot areas; however, the parking lot pavement requires repair.</p>	Partial
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 proposed modifications will enhance the exterior of the building. The changes will be harmonious with existing adjoining developments.</p>	Y
3	<p>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;</p> <p>There are two existing buildings located on the proposed subject site. No additional square footage or increase of height is proposed; however, staff is recommending a new parapet on the buildings to screen existing mechanical equipment from the public view. The new parapet will increase the height, but will not exceed the maximum height limit, which is 30 feet.</p>	Partial
4.	<p><i>Building design, materials and colors to be sympathetic with desert surroundings;</i></p> <p>The proposed materials and colors are neutral and sympathetic with desert surroundings.</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 walls currently consist of CMU walls. The applicant is proposing new paint colors and a new plant material in existing planters along the front and west building and property line. The materials and colors are harmonious with the surrounding area.</p>	Y

	Guidelines [PSZC 94.04.00(D)]	Compliance
6.	<i>Consistency of composition and treatment;</i> As mentioned above, there is consistency with the proposed colors and materials.	Y
7.	<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> The existing planters will be filled with new vegetation. Drought tolerant plants are proposed including Sonoran Palo Verde, Desert Museum, Mexican Fan Palm, Elephant food or Natal Plum, Blue Sky Yucca, Desert Spoon and Night Blooming Cereus.	Y
8.	<i>Signs and graphics, as understood in architectural design including materials and colors.</i> One main sign is proposed and is in conformance with the sign standards.	Y

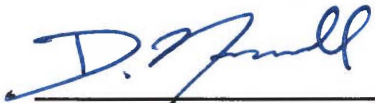
**CONCLUSION:**

The proposed modifications of the exterior of the building as well as the proposed signage fully conform to the design standards listed above. Therefore, staff recommends the Architectural Advisory Committee (AAC) approve Case No. 3.2967 MAA and 20-063 SI, subject to the recommended conditions in this memorandum.




---

Alex Perez  
 Assistant Planner




---

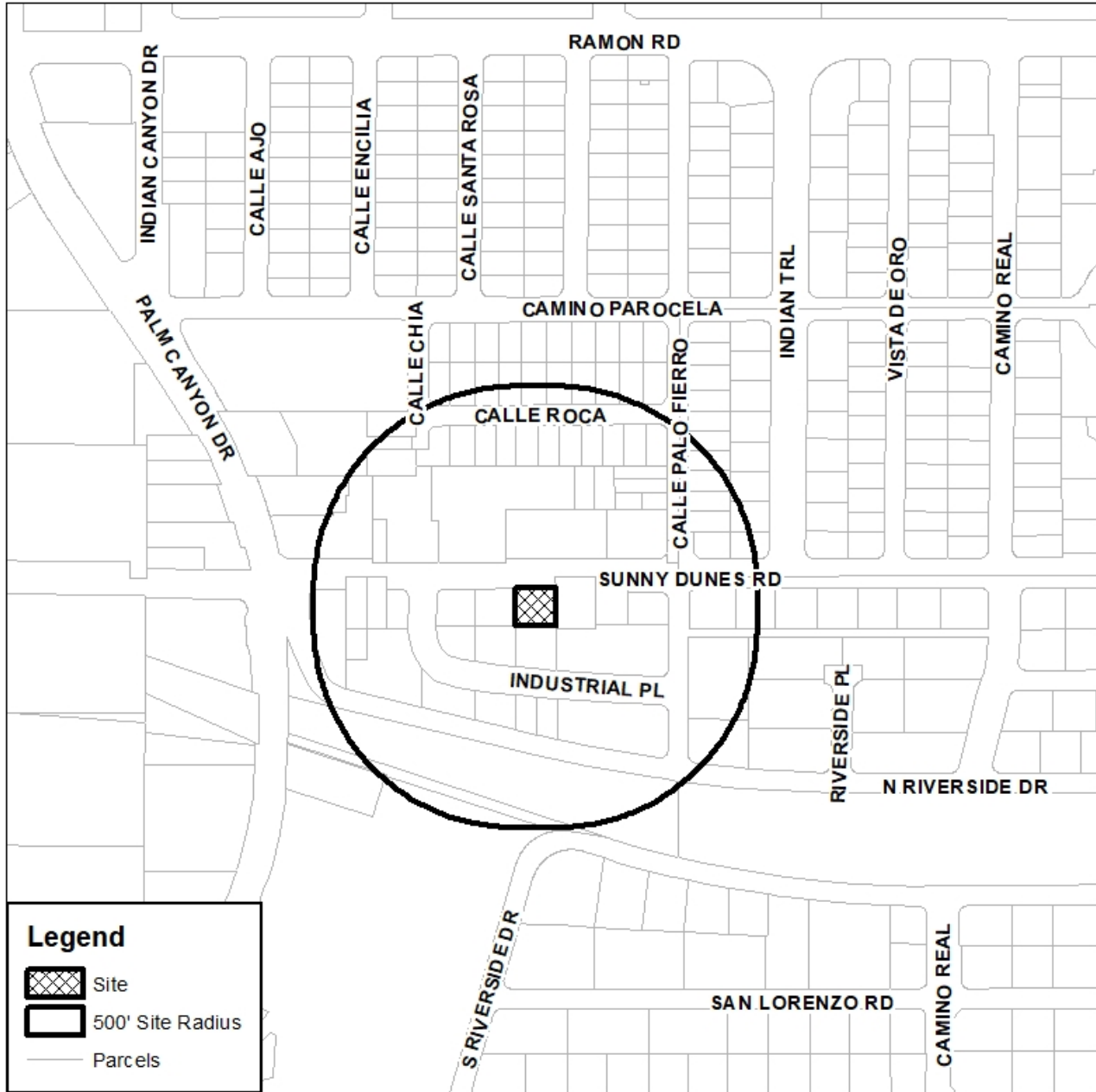
David Newell, AICP  
 Assistant Director of Planning

**ATTACHMENTS:**

1. Vicinity Map
2. Justification/Cover Letter
3. Plans
4. Site Photographs
5. Sign Plans



# Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS  
577 EAST SUNNY DUNES ROAD



**ROBERT L. PATTERSON**

patterson@sbemp.com

ADMITTED IN CA

REPLY TO:  
Palm Springs, California

August 3, 2020

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

**Re: Cannabis Related Business and Activities Application C-2019-082 (577 E. Sunny Dunes Road, Palm Springs, CA 92264)**

Honorable Planning Commission Members:

This letter is written on behalf of Massflora, LLC, a Massachusetts corporation (“Applicant”) in support of Applicant’s request for an Administrative Minor Modification to allow a cannabis dispensary and delivery service at 577 E. Sunny Dunes Road, Palm Springs, CA 92264 (the “Property”). Cannabis dispensaries are uses by right in the area in question. However, since there are three other dispensaries in the area this Administrative Minor Modification must be approved.

The anticipated benefits to the City are considerable and will contribute to an economic recovery in the wake of the COVID-19 crisis and economic downturn. The Property is improved with an existing building having 1118 square feet (the “Project”). The applicant is remodeling the building in connection with this application and bringing it up to current building code standards and to improve its appearance. The Building is currently vacant, and will not result in an increase in intensity of use based on the other uses of right within the zone for the existing building.

As a high-quality cannabis dispensary and delivery service - not a grow facility- there is a small potential for odor. However, the product is kept sealed at all times unless being handled. Furthermore, the applicant has retained an engineer to prepare an odor mitigation plan that will be implemented and followed at all times to reduce the odor associated with the cannabis product. No significant negative impacts are expected on the surrounding communities as a result.

While the project will create some motor vehicle and pedestrian traffic, this traffic will occur when the vacant building is occupied no matter what the intended use. A cannabis dispensary does not create any more traffic than the other uses by right within the zone. Some of the other uses that could occupy the building are industrial in nature so the cannabis business represents a low impact alternative

---

**SLOVAK BARON EMPEY MURPHY & PINKNEY LLP**

1800 E. Tahquitz Canyon Way  
Palm Springs, California 92262  
T (760) 322-2275 • F (760) 322-2107

650 Town Center Drive, Suite 1400  
Costa Mesa, California 92626  
T (714) 435-9592 • F (714) 850-9011

2240 Fifth Avenue  
San Diego, California 92101  
T (619) 501-4540

103 Carnegie Center Blvd., Suite 101  
Princeton, New Jersey 08540  
T (609) 955-3393 • F (609) 520-8731

405 Lexington Avenue, 26<sup>th</sup> Floor  
New York, New York 10174  
T (212) 829-4399

The Project is anticipated to result in multiple benefits for the City. First, the Project is anticipated to increase commercial activity in the area developing additional tax revenues to the City as well as commercial activity. The Project will create additional economic opportunities for other retail businesses in the community as well as employment opportunities. The dispensary will make both recreational and medical marijuana available to residents, visitors and those having medical needs. Finally, it will produce much needed job opportunities that are immune from the COVID-19 downturn in business.

Given the nature of the Project, the Property will operate from 9 A.M. to 10 P.M., seven days per week, with an additional six (6) to ten (10) employees for all shifts. This will enhance employment opportunities within the City of Palm Springs and support businesses patronized by the employees. Prior to initiating operations, and as a continuing requisite to conducting operations, the applicant has applied for a regulatory permit from the City Manager under the terms and conditions set forth in Chapter 5.55 of the Palm Springs Municipal Code and will fully comply with the provisions of this Section.

The Palm Springs Zoning Code provides that the Property is within the C-M zone. The C-M zone is intended for heavy commercial and certain light industrial uses, particularly service industries for commercial, hotel and industrial uses. (PMC 92.15.00). Under the C-M zone the proposed cannabis dispensary is a use by right with no conditional use permit required. The property development standards contained in Section 93.23.15 of the Code do apply and have been complied with. The cannabis dispensary and delivery service supports the City's high end tourist industry.

Section 93.23.15 of the Palm Springs Municipal Code provides in pertinent part that Cannabis Dispensaries and Cannabis Lounges shall be separated by a minimum five hundred foot (500') distance from each other unless the project is in a Cannabis Overlay Zone. The Property is not within the Overlay Zone. There are three other dispensaries within the radius. The City Council may waive the separation requirements under the minor modification procedure set forth in Palm Springs Municipal Code Section 94.06.01.B.

The 500 foot separation requirement is not supported by a rational basis, should not be applied and under any circumstances must not be applied to the current application. This letter contains the evidence supporting the findings for approval by the City Council of a Minor Modification:

***a. The requested minor modification is consistent with the general plan, applicable specific plan(s) and overall objectives of the zoning ordinance;***

The General Plan designation of the area in question is "Mixed Use/Multi-Use". "Specific uses intended in these areas include community-serving retail commercial, professional offices, service businesses, restaurants, daycare centers, public and quasi-public uses." As a retail commercial business the Project fits squarely within the intended uses.

The General Plan Land Use Element identifies many goals that will be supported by the proposed use. For example, "achieving a balance of land uses also means establishing land uses that provide a strong fiscal foundation for the City. In terms of an economic base, Palm Springs is primarily a resort city, whose future depends on climate, access, recreational opportunities, and retail opportunities. For



practical purposes, the majority of businesses in the City provide retail services to the tourist population, with a growing number of businesses catering to the year-round population.”

The Cannabis business creates tourism, recreational activities and new economic opportunities for everyone in the community.

“GOAL LU1: Establish a balanced pattern of land uses that complements the pattern and character of existing uses, offers opportunities for the intensification of key targeted sites, minimizes adverse environmental impacts, and has positive economic results.”

The Project is environmentally friendly and will not create an excess of cannabis related businesses in the City.

Goal LU2 is to “maintain the City’s unique “modern urban village” atmosphere and preserve the rich historical, architectural, recreational, and environmental quality while pursuing community and business development goals.” Goal LU4 is to “attract and retain high-quality, sustainable commercial development.” LU7.1 Encourage a diversity of high-quality commercial uses, attractive to both the resident and the visitor, including retail, entertainment, cultural, and food sales, in appropriate areas of the City. LU7.2

Cannabis is a sustainable industry with minimal negative impacts on the environment despite its significant positive impact on tourism, jobs, recreation and entertainment. It does not rely on the mass consumption of resources and resulting pollution and greenhouse gases. It creates job opportunities and a healthy recreational lifestyle associated with outdoors activities, dining and entertainment. All of these economic activities create economic activity but not at the expense of the environment. Further, the cannabis business is consistent with the village like and artistic atmosphere being sought by the City. Cannabis use is associated with artistic creation and enjoyment. Appreciation and use of cannabis also creates an atmosphere favorable to walking, shopping, eating and entertainment.

Goal LU7 is to “maintain and enhance the City’s status and image as a premier resort destination and cultural center in the Coachella Valley.” The cannabis business is closely associated with the resort business. Vacationers want recreational opportunities to enhance their experience.

Increasingly cannabis is required for a community to keep up with changing demographics. By allowing this and other cannabis businesses the City will remain relevant to a younger demographic that expects cannabis as a part of any desirable tourist community. The applicant will also bring much needed jobs tax revenues and economic activity to the City. The applicant’s business plan and security plan are detailed and based on years of experience in the cannabis industry. The security plan assures that possible safety issues are mitigated to the highest extend possible. Given the current economic and business downturn due to COVID -19 this Project offers an opportunity to support local business and employment opportunities. The City should take every opportunity to stimulate the economy by allowing new business to enter the marketplace.

The objectives of the Palm Springs Zoning Code are for “promoting and protecting the public health, safety and welfare of the people of the city of Palm Springs and to provide for the social, physical and

economic advantages resulting from comprehensive and orderly planned use of land resources...” The Palm Springs Zoning Code provides that the Property is subject to the C-M zone. The C-M zone is intended for heavy commercial and certain light industrial uses, particularly service industries for commercial, hotel and industrial uses. (PMC 92.15.00). Under the C-M zone the proposed cannabis dispensary is a use by right and no conditional use permit is required. The property development standards contained in Section 93.23.15 of this Code apply and will be adhered to by the applicant. The Project will produce a minimum of negative impacts compared with other uses by rights and a wealth of immediate positive impacts needed for the community to recover from the COVID pandemic.

**b. The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the minor modification;**

The project is a high quality operation with a remodeling plan that will assure that Palm Springs and the neighborhood will have an excellent appearance and reputation. The cannabis business is a relatively new experience for the City, but will soon become established and desirable neighborhood businesses. The interior of the property will be remodeled creating an attractive and pleasing experience for the visitors. The project has six regular parking spaces plus one handicapped parking space which is well above the five (5) required by the PSMC and will assure that on street parking is minimized. The Project is subject to a security plan and an odor mitigation program designed by a registered engineer so these potential issues will be addressed. The use will also create additional visits to the area that will create business opportunities for surrounding areas. Placing similar businesses in the same area has been shown to actually create synergies between the neighboring businesses by enhancing customer choice and enhancing overall business activity. This dynamic is seen with automotive dealerships, jewelry markets, farmers’ markets and other industries. The likelihood is that these businesses will create synergies that enhance business for each of the dispensaries. This will establish Palm Springs as a pioneer in this nascent and growing industry and lifestyle. It will enhance tourism, outdoor recreation, nightlife and healthy lifestyles that the City of Palm Springs is known for throughout the world.

**c. The approval or conditional approval of the minor modification will not be detrimental to the health, safety, or general welfare of persons residing or working on the site or in the vicinity;**

The applicant has many years of successful operations in the Colorado cannabis industry and has had no history of compliance actions. The project will generate jobs, tax revenue and business activity. Parking is available onsite in accordance with the PSMC. The applicant has detailed business, operations, and safety and security protocols to assure that the business is a positive addition to the City of Palm Springs. Rather than creating a detriment to the health, safety and welfare the public will benefit from the project in numerous ways. Leaving the existing building vacant creates blight and the potential for criminal activity. This business is a positive addition to the City and will assure that the City is involved in this new industry that is important to future development of the City. The cannabis business is no longer viewed as a risk to the community and it has been seen from the dispensaries in the Coachella Valley that they complement the lifestyle and promote a better quality of life for many.

**d. The approval of the minor modification is justified by environmental features, site conditions, location of existing improvements, or historic development patterns of the property**

The project will create synergies with neighboring businesses of all types. The area surrounding the project is light industrial and retail. Antiques stores and vintage automobile sales predominate. The boutique nature of the applicant's cannabis business fits in perfectly with these other uses on Sunny Dunes. The building itself is the correct size for a boutique cannabis dispensary and delivery services and has the required parking. The building style and nearby improvements promote casual walking from one business to another. The whimsical nature of the vintage auto and antique buying experience is consistent with the cannabis business and the boutique nature of the dispensary. The nearby cannabis businesses will not cannibalize one another but instead will create synergies to benefit neighboring cannabis businesses.

In addition to the forgoing, the following factors may be considered by the City Council, but these factors are not mandatory factors.

**a. The proposed use will be located in an existing building and the building where the proposed use is to be located has been vacant for a period of two (2) or more consecutive years.**

The existing use has been vacant for over one year and will be approaching two years soon. This application is an opportunity to end that vacancy and secure a solid business in the location. No other uses are currently proposed for the location. Failure to approve the application will likely leave an abandoned building with no use.

**b. Approval of the proposed Cannabis Facility will not result in an undue overconcentration of cannabis-related uses within the same block or along the street frontage where the Cannabis Facility will be located to the detriment of other permitted uses.**

The nearby cannabis businesses will benefit one another and will cause no detrimental effects on the community. There is no issue of over-intensification as the nearby dispensaries will complement one another. It has been shown that neighboring businesses of the same kind create additional business through synergies. The area is directly off of Palm Canyon Way and near the tourist and dining areas of the City. The consumer demand in this area and the synergies created by nearby business create customer choice and business opportunity. The anticipated business in the area will foster economic development in a part of the City that is current less active. This in turn will enhance this and neighboring communities creating a unique and desirable atmosphere in this area and neighboring communities.

**c. The applicant has demonstrated experience working at a licensed Cannabis Facility within the City or another jurisdiction, whether as an owner, operator or employee, without any documented violations of State or local law, and without maintaining any documented public nuisances within the City or other jurisdiction.**

The applicant has many years of successful experience in Colorado and currently operates six (6) dispensaries and two cultivation operations. In addition the applicant has a microbusiness in Long Beach, California with a dispensary, delivery and manufacturing. Due the extensive knowledge and experience of the industry the Project

August 4, 2020

Page 6

will immediately be one of the premier cannabis dispensaries and will quickly gain acceptance and clientele. The applicant has no nuisance other violations of law in its history, and has been a professionally run business for many years. The applicant's business and security protocols are extensive and represent the highest standards in the industry.

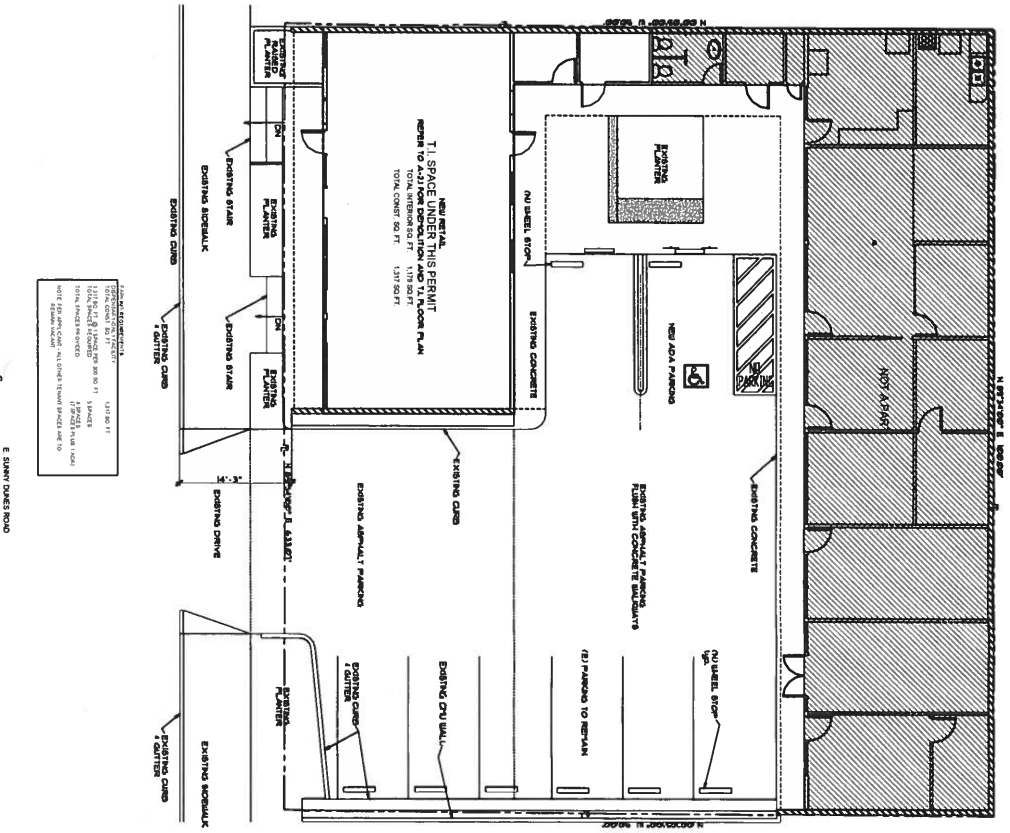
**e. Any similar consideration specific to the property or operation of the use which warrants a modification to the separation requirements.**

By approving this project the Planning Commission has the opportunity to advance the City's goal of being a first class tourist destination that will remain relevant to younger consumers while generating an immediate boost to the economy and jobs. The Project will contribute to a village like atmosphere, compliment other areas of the City and will help the City emerge from the COVID-19 economic downturn.

Very truly yours,

SBEMP LLP

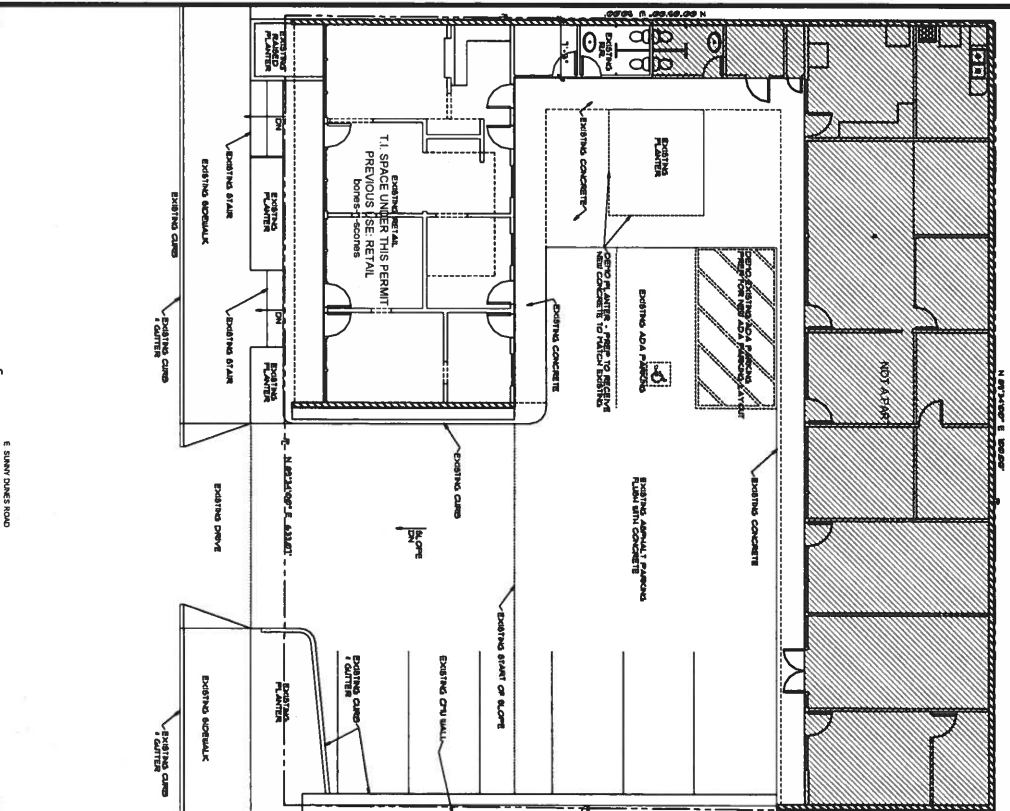
Robert L. Patterson



THIS DOCUMENT IS THE PROPERTY OF JAMES COFFI ARCHITECT AND IS TO BE KEPT IN CONFIDENTIALITY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JAMES COFFI ARCHITECT.

REMODEL SITE PLAN  
REMODEL - TI OCCUPANCY ( EXISTING - TI OCCUPANCY )

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



EXISTING SITE PLAN / FLOOR PLAN  
REMODEL - TI OCCUPANCY ( EXISTING - TI OCCUPANCY )

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

**Cioffi**  
ARCHITECT

TENANT IMPROVEMENT FOR:  
**EUFLORA, LLC**  
577 E. SUNNY DUNES  
PALM SPRINGS, CALIFORNIA



JAMES COFFI ARCHITECT

Δ	REVISION

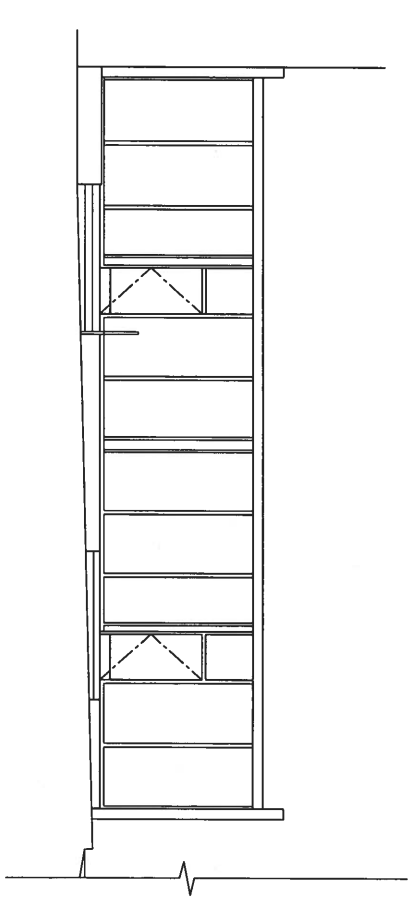
SCALE: 1/4" = 1'-0"

PROJECT NO:

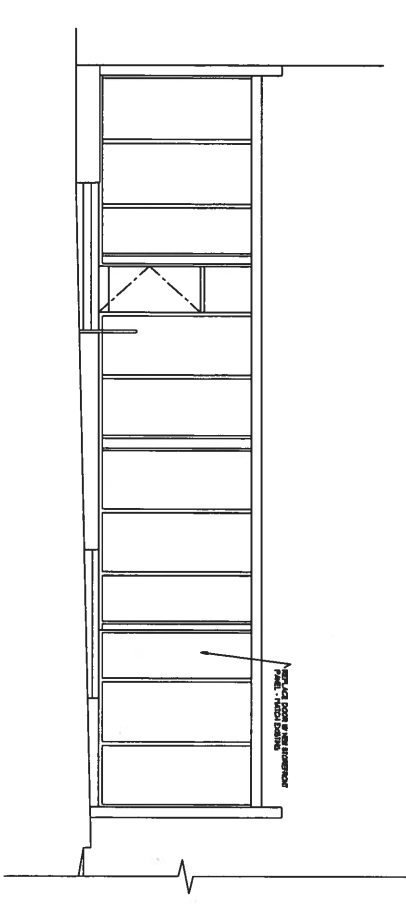
FILE:

SHEET

A-1.1

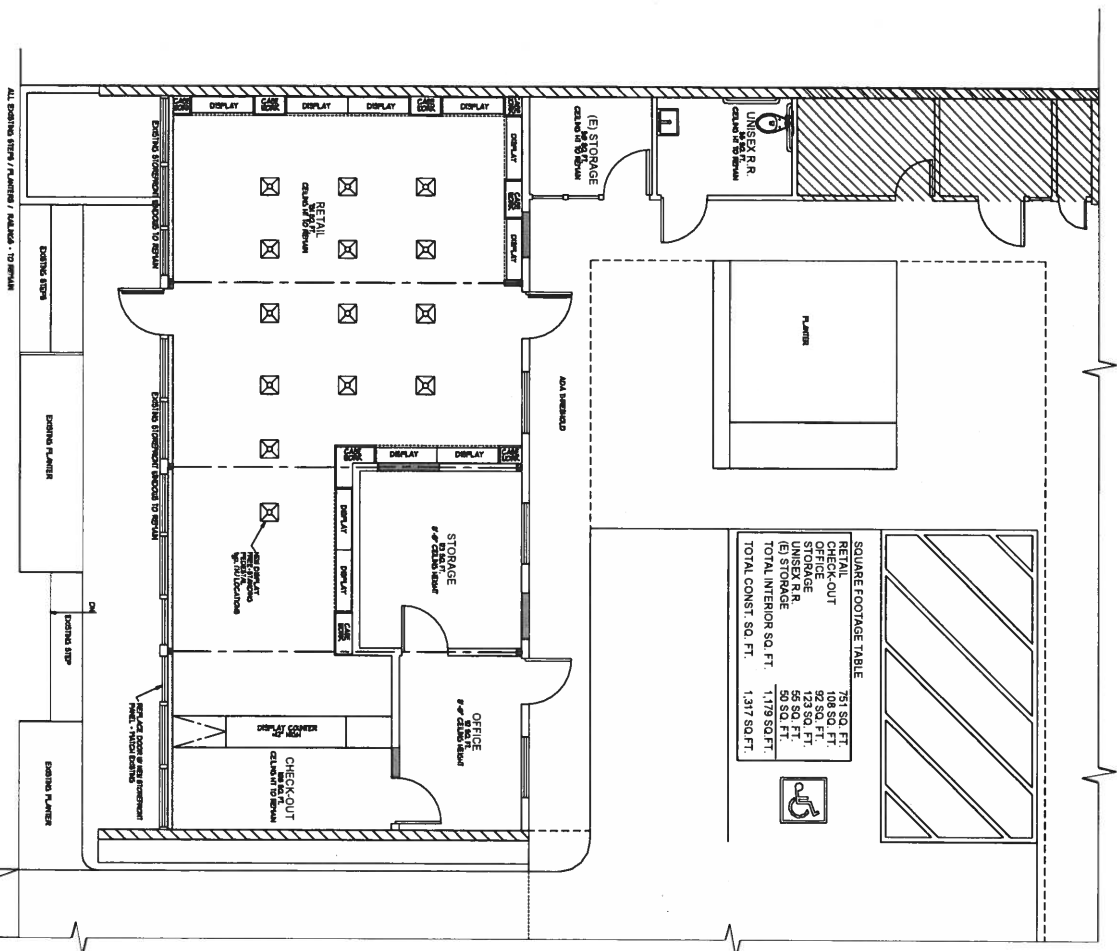


EXISTING NORTH STREET ELEVATION



NEW NORTH STREET ELEVATION

NOTE: ONLY CHANGE IN ELEVATION WILL BE TO REPLACE EXTERIOR DOOR WITH GLASS THAT WILL MATCH EXISTING GLAZING.



REMODEL FLOOR PLAN 1317 SQ. FT. - TOTAL CONSTRUCTION  
 REMODEL - 'M' OCCUPANCY ( EXISTING - 'M' OCCUPANCY )  
 IS ALLOWABLE OCCUPANTS

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

DATE	DESCRIPTION	BY	CHKD.
10/20/11	REVISED PER OWNER COMMENTS	JAC	JAC
10/20/11	REVISED PER OWNER COMMENTS	JAC	JAC
10/20/11	REVISED PER OWNER COMMENTS	JAC	JAC
10/20/11	REVISED PER OWNER COMMENTS	JAC	JAC

ALL EXITS ARE ACCESSIBLE

TENANT IMPROVEMENT FOR:  
**EUFLORA, LLC**  
 577 E. SUNNY DUNES  
 PALM SPRINGS, CALIFORNIA

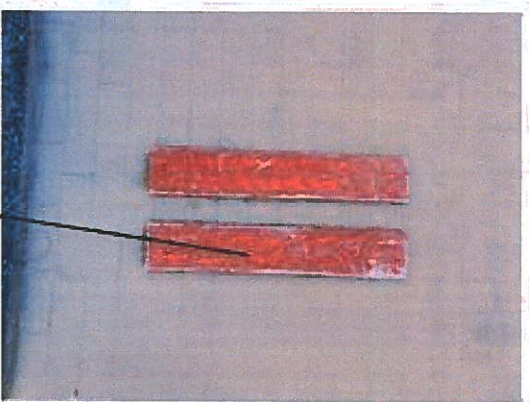
**Cioffi**  
 ARCHITECT



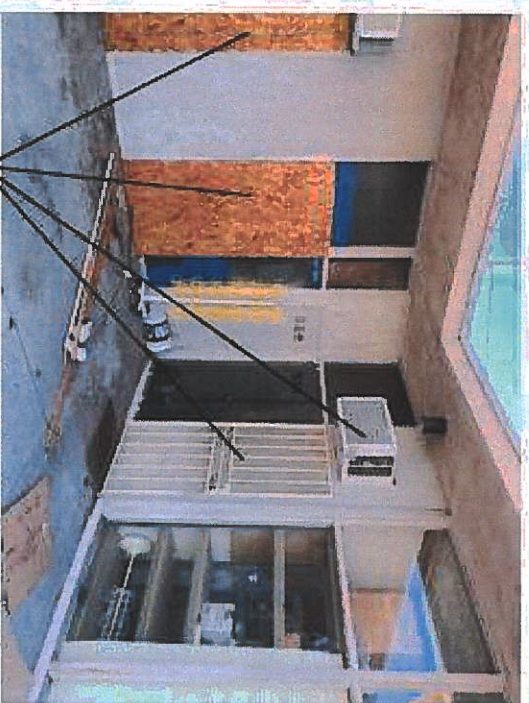
JAMES CIOFFI, ARCHITECT  
 REGISTERED ARCHITECT  
 NO. 15686  
 STATE OF CALIFORNIA

NO.	REVISION

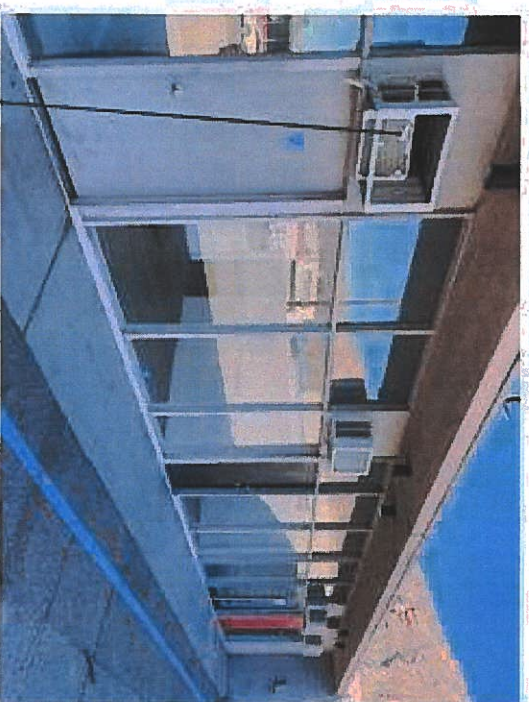
SCALE: 1/4" = 1'-0"  
 PROJECT NO:  
 FILE:  
 SHEET  
**A-2.1**



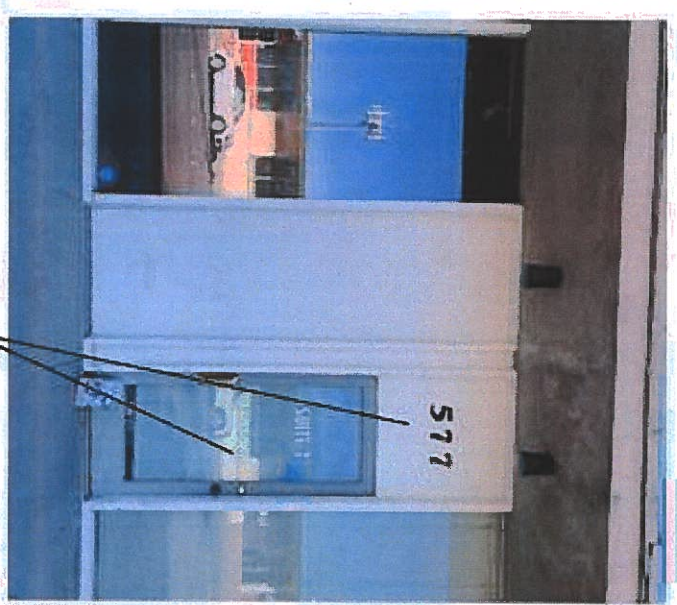
Clean and restore original mosaic panels



Remove and repair all mismatched doors, screens, and windows. Remove A/C wall unit



Typical in all locations - Remove all wall units and replace with original clearstory glass. New A/C system to be determined. NO EXTERIOR UNITS

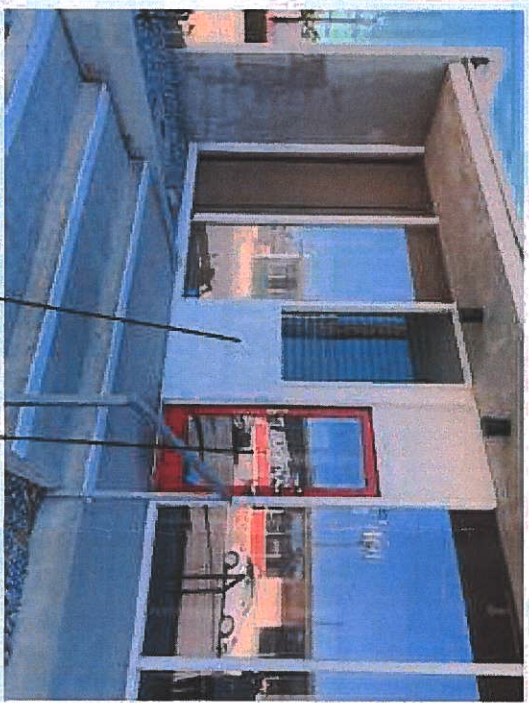


Remove existing door and panels - replace with fixed glass to match existing storefront



Remove french doors - replace with original wood mullions and fixed glass

Restore to original hardware and color



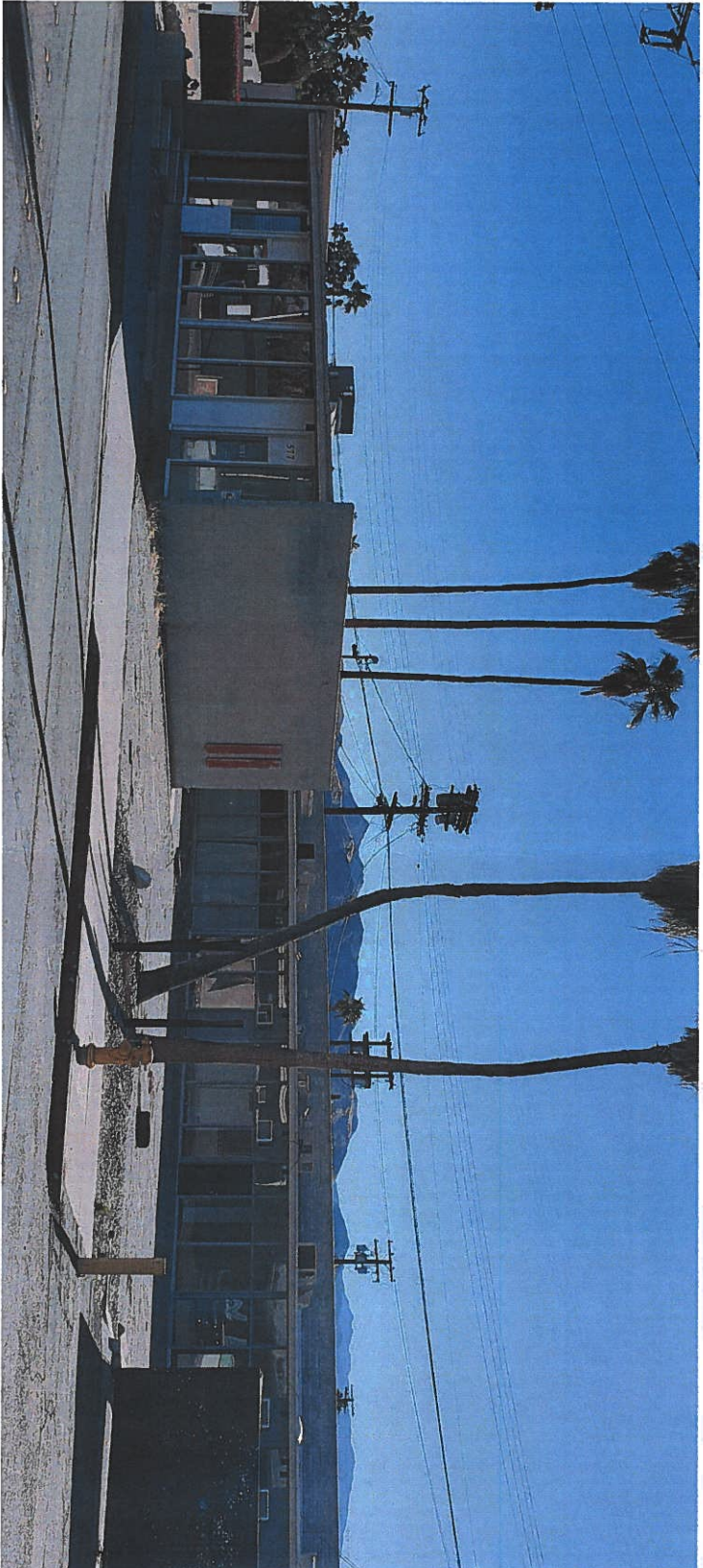
Repair Window

Remove panel and add new clearstory to match existing. Restore door to original hardware and color



Remove and repair all mismatched doors, screens, and windows. Remove A/C wall unit

**EUFLORA, LCC - 577 SUNNY DUNES**

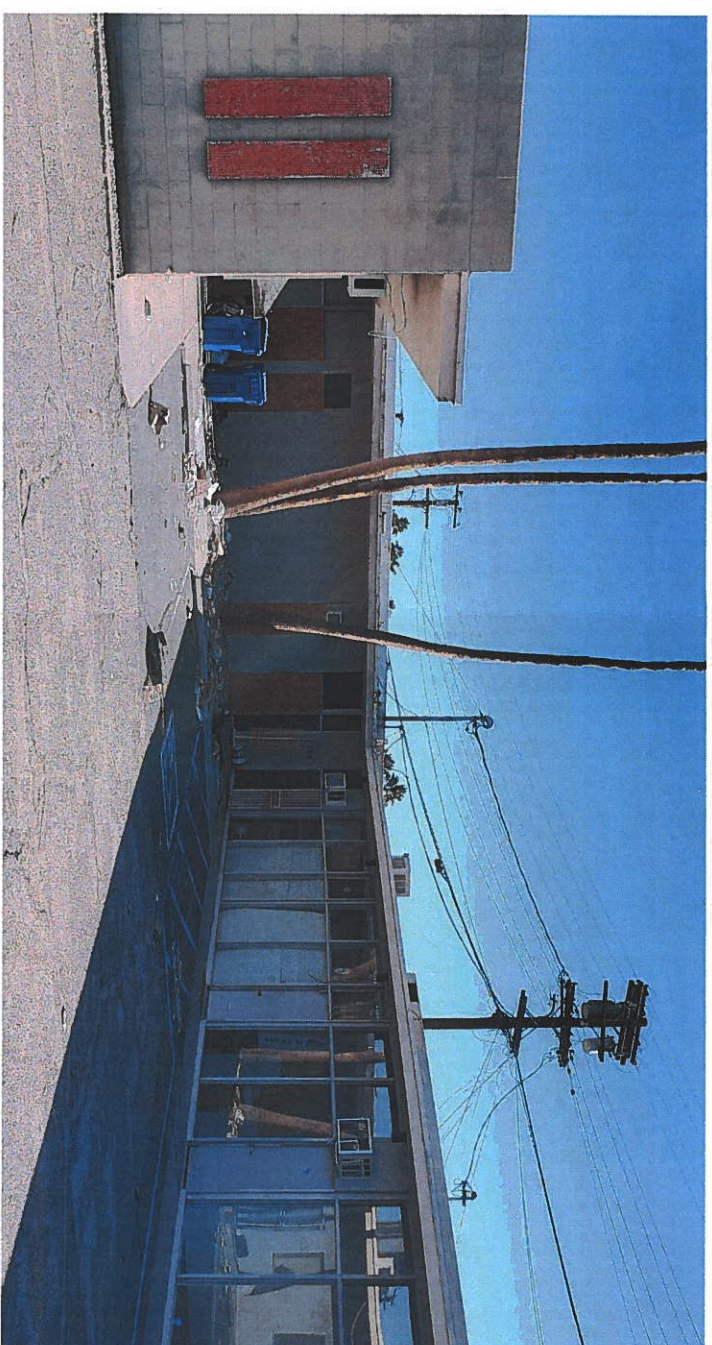


**Before**

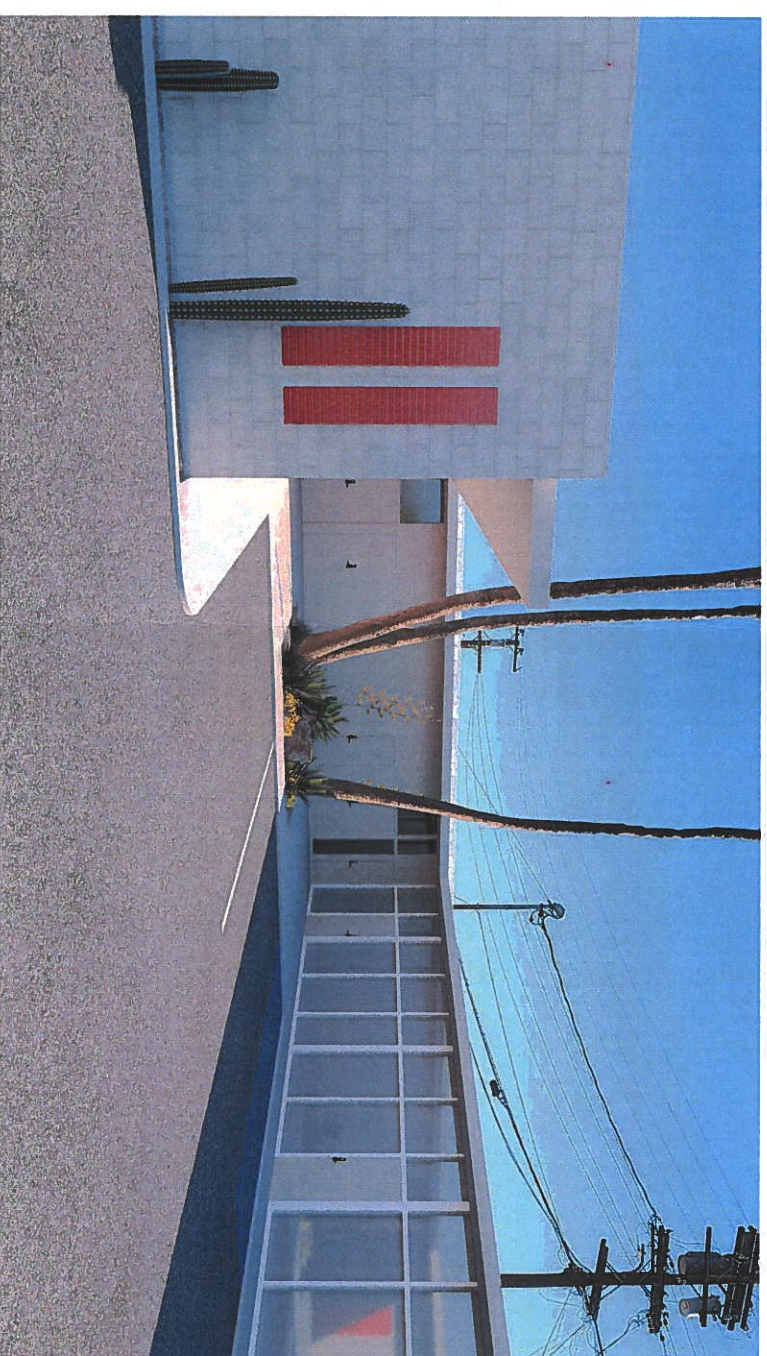


**Proposed**





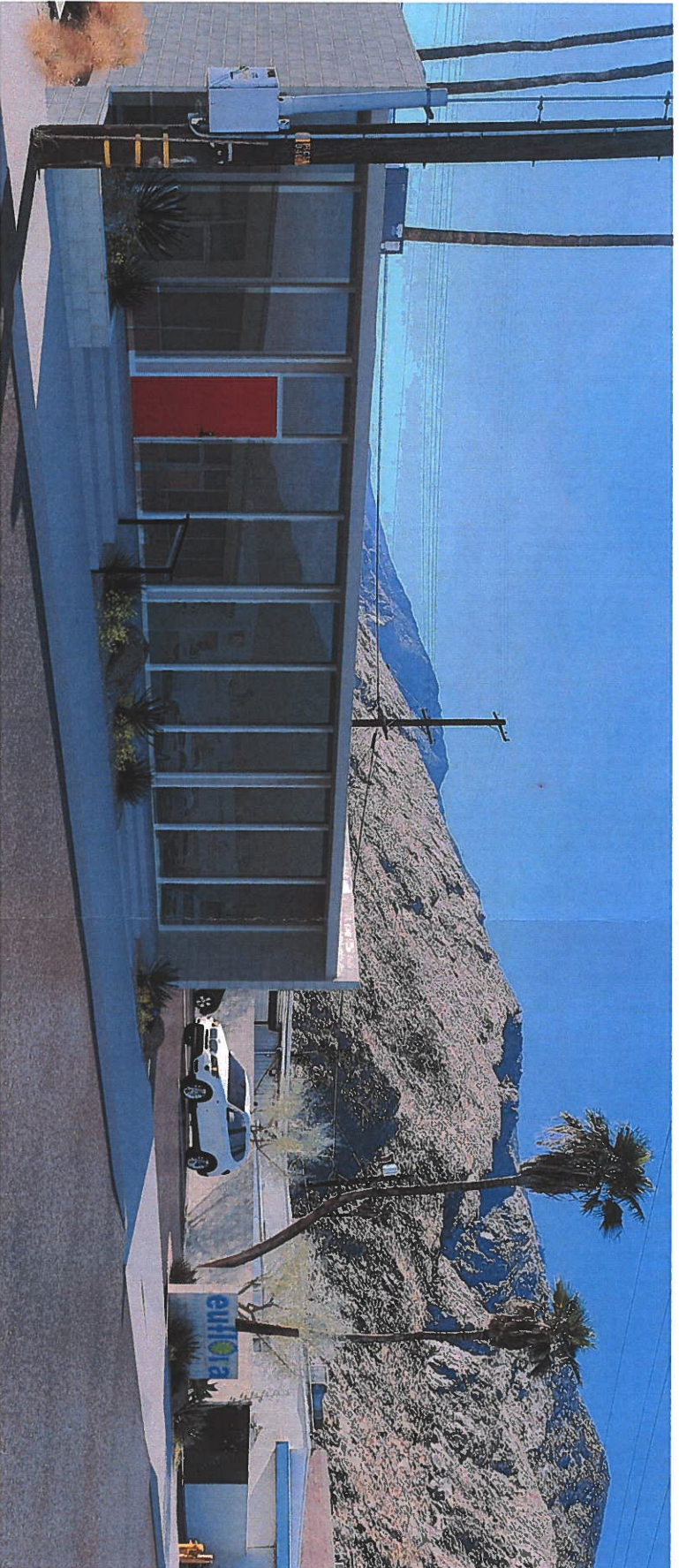
**Before**



**Proposed**



**Before**



**Proposed**





**PERMIT DRAWINGS  
INTERNALLY ILLUMINATED SINGLE-FACED MONUMENT  
AND ILLUMINATED REVERSE CHANNEL ADDRESS NUMBERS**



577 E. SUNNY DUNES ROAD  
PALM SPRINGS, CA 92264

DECEMBER 29, 2020

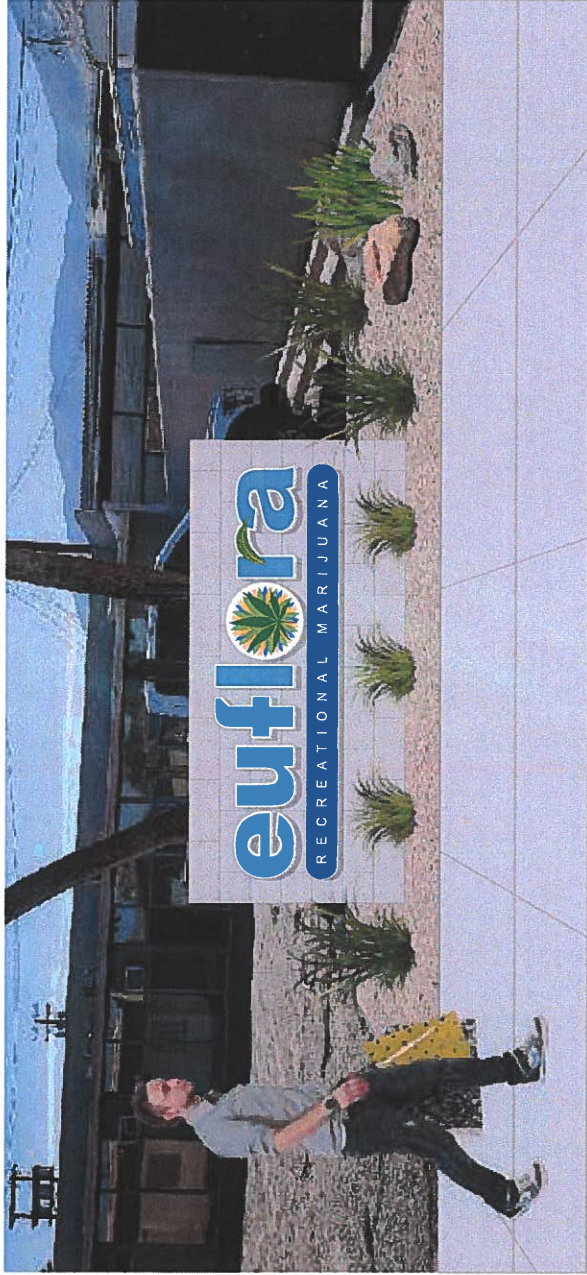
RECEIVED

JAN 05 2021

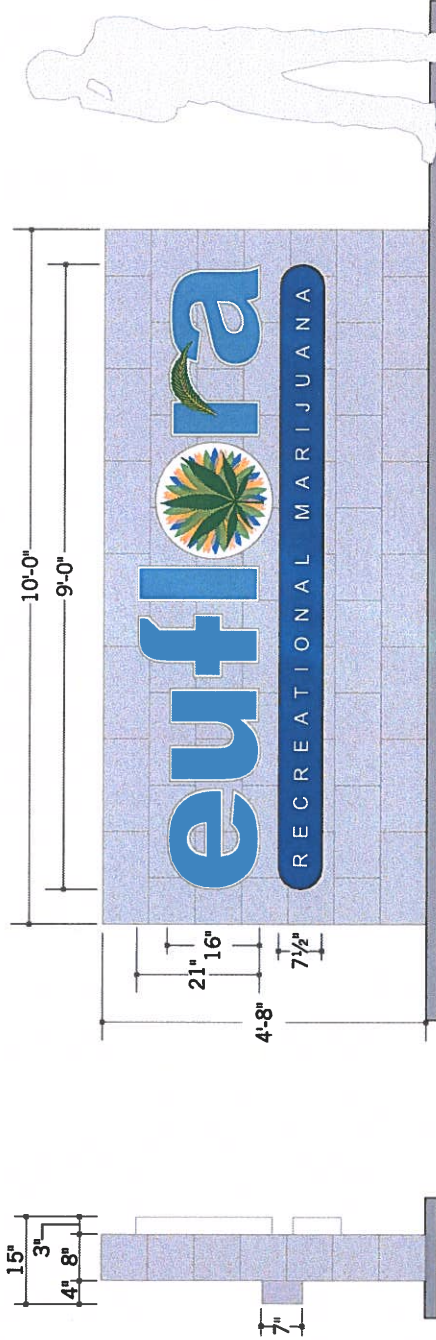
PLANNING SERVICES  
DEPARTMENT

20-063 SI

**ESTSIGNS**  
INCORPORATED  
1550 S. GENE AUTRY TRAIL  
PALM SPRINGS, CA 92264



PROPOSED SIGN LOCATION ~ SCALE: 1/4" = 1'-0"



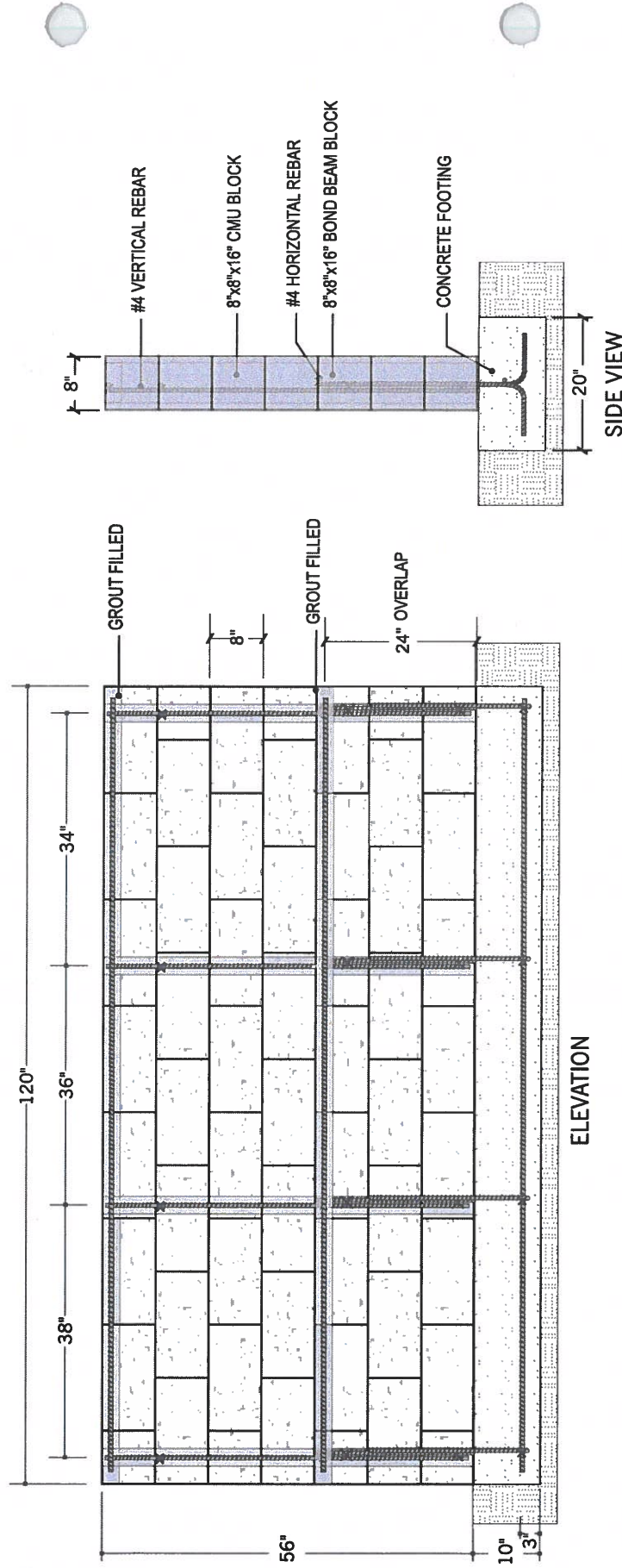
**1** ONE (1) SINGLE-FACED INTERNALLY ILLUMINATED (LED) MONUMENT SIGN  
SIGN AREA TOTAL = 46.67 SQ. FT.

- BLOCK WALL WITH MEDIUM GREY SMOOTH TEXTURE FINISH
- 3/16" WHITE ACRYLIC FACES WITH DIGITALLY PRINTED GRAPHIC AND TRANSLUCENT VINYL OVERLAY (COLORS TO BE DETERMINED)
- .063 ALUMINUM RETURNS, PAINTED WHITE
- .050 ALUMINUM BACKS, PAINTED WHITE
- 3/4" WHITE TRIMCAP
- ILLUMINATE WITH BRIGHT WHITE LED MODULES
- ALUMINUM FABRICATED WIREWAY, PAINTED MEDIUM GREY TO MATCH MONUMENT

RECEIVED

JAN 05 2021

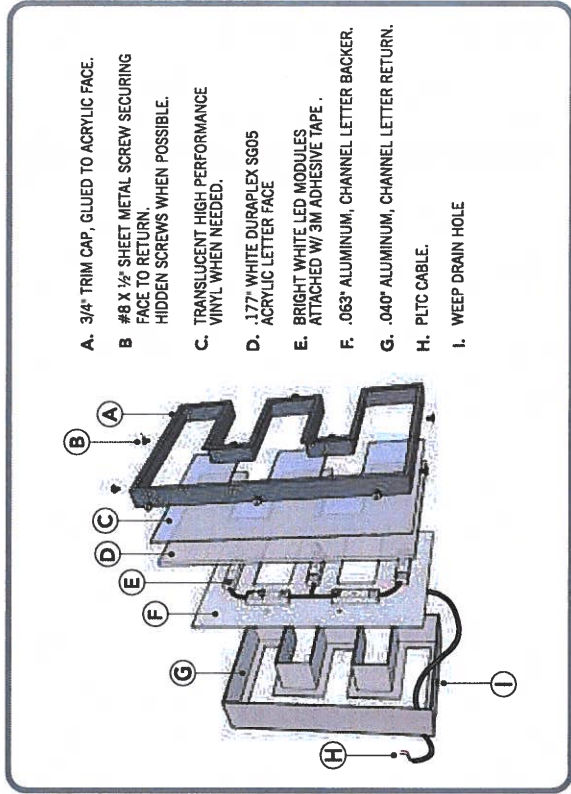
PLANNING SERVICES  
DEPARTMENT



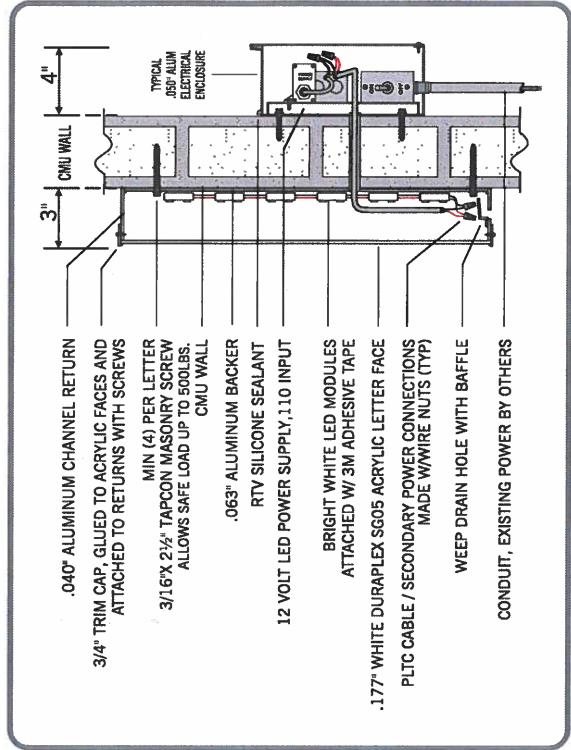
RECEIVED

JAN 05 2021

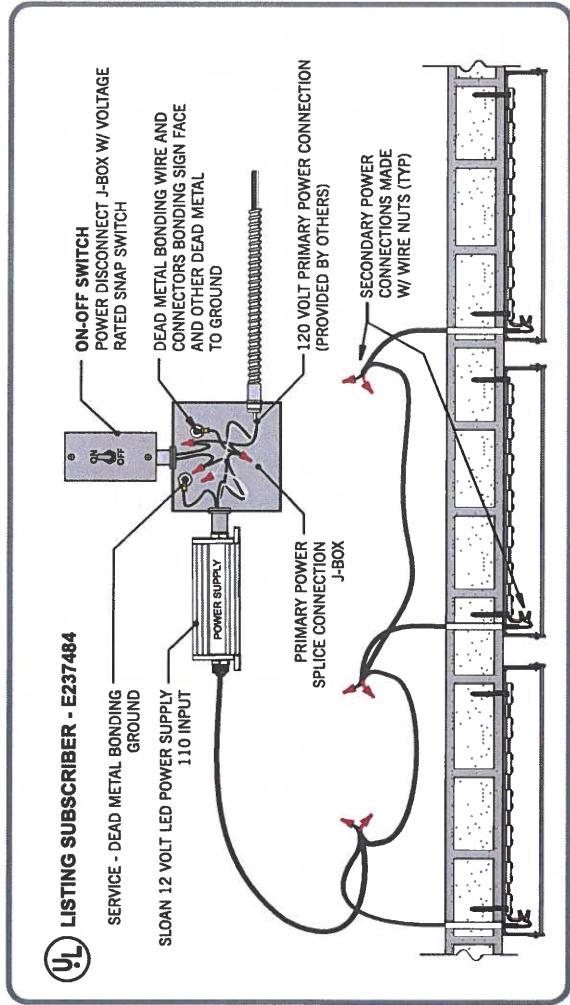
PLANNING SERVICES  
DEPARTMENT



CONSTRUCTION DETAILS



METHOD OF ATTACHMENT/CMU BLOCK WALL



ELECTRICAL WIRING INSTALLATION NTS

**LIGHTING DESIGNER**

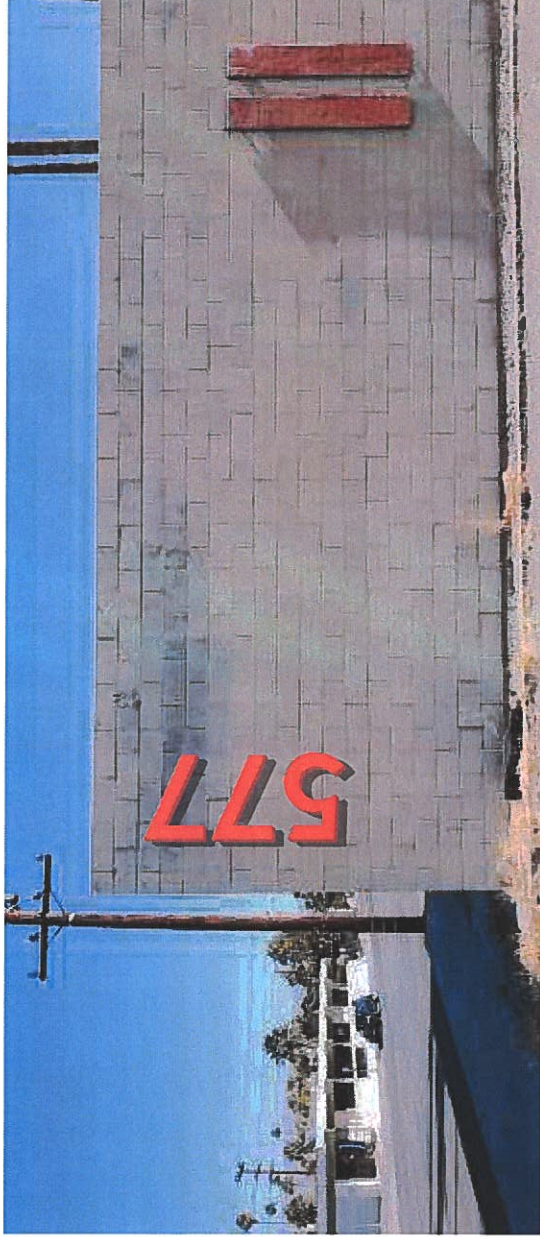
*Justin Fisher*

**UL LISTING SUBSCRIBER # 799046-001**

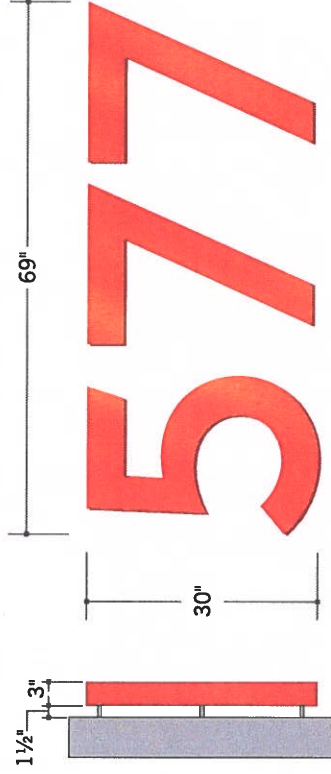
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE 2013 NATIONAL ELECTRICAL CODE, 2013 CEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN, TITLE-24 COMPLIANT 2013 ENERGY STANDARDS SECTION 6.8.

SIGN COMPLIES WITH SECTION 148 OF THE 2013 CA ENERGY CODE.

RECEIVED  
 JAN 05 2021  
 PLANNING SERVICES  
 DEPARTMENT



PROPOSED SIGN LOCATION ~ SCALE: 3/16" = 1'-0"



**2 ONE (1) SET INTERNALLY ILLUMINATED (LED) REVERSE CHANNEL ADDRESS NUMBERS**  
 SIGN AREA TOTAL = 14,38 SQ. FT.

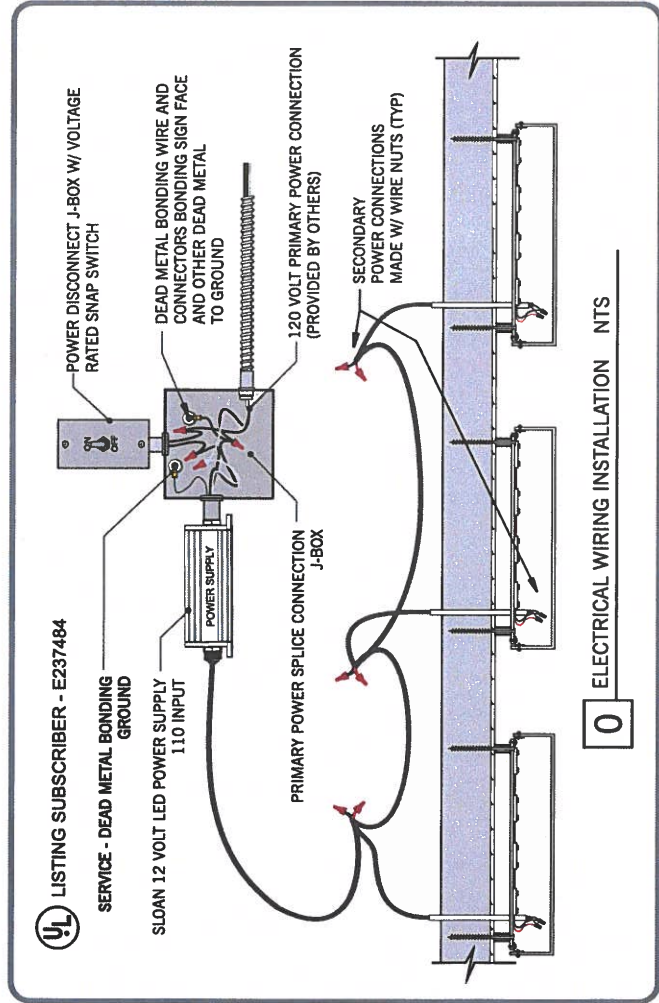
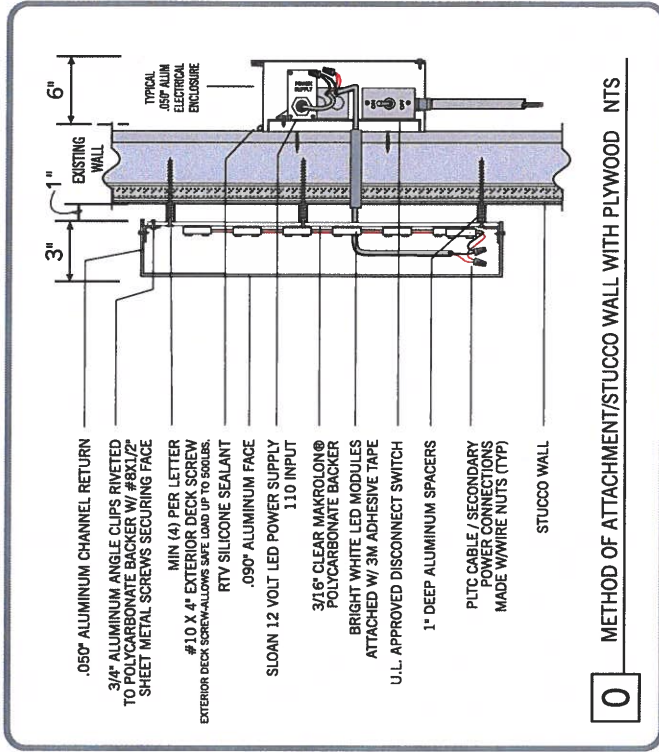
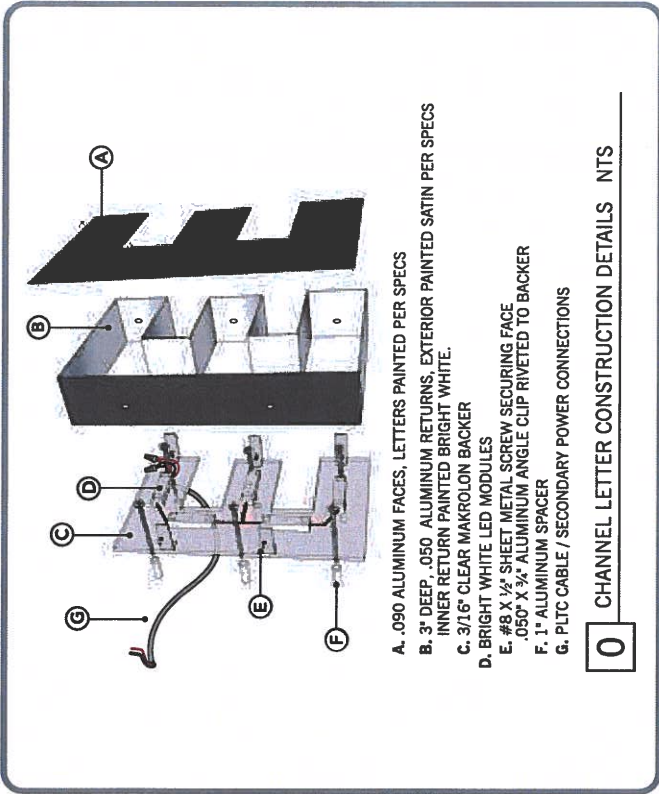
- .090 ALUMINUM FACES, PAINTED ORANGE
- .050 ALUMINUM RETURNS, PAINTED ORANGE
- 3/16 CLEAR POLYCARBONATE BACKS
- ILLUMINATE WITH BRIGHT WHITE LED MODULES
- 1/2" DIAMETER ALUMINUM SPACERS, PAINTED TO MATCH EXISTING BUILDING

RECEIVED

JAN 05 2021

PLANNING SERVICES  
DEPARTMENT





**LIGHTING DESIGNER**

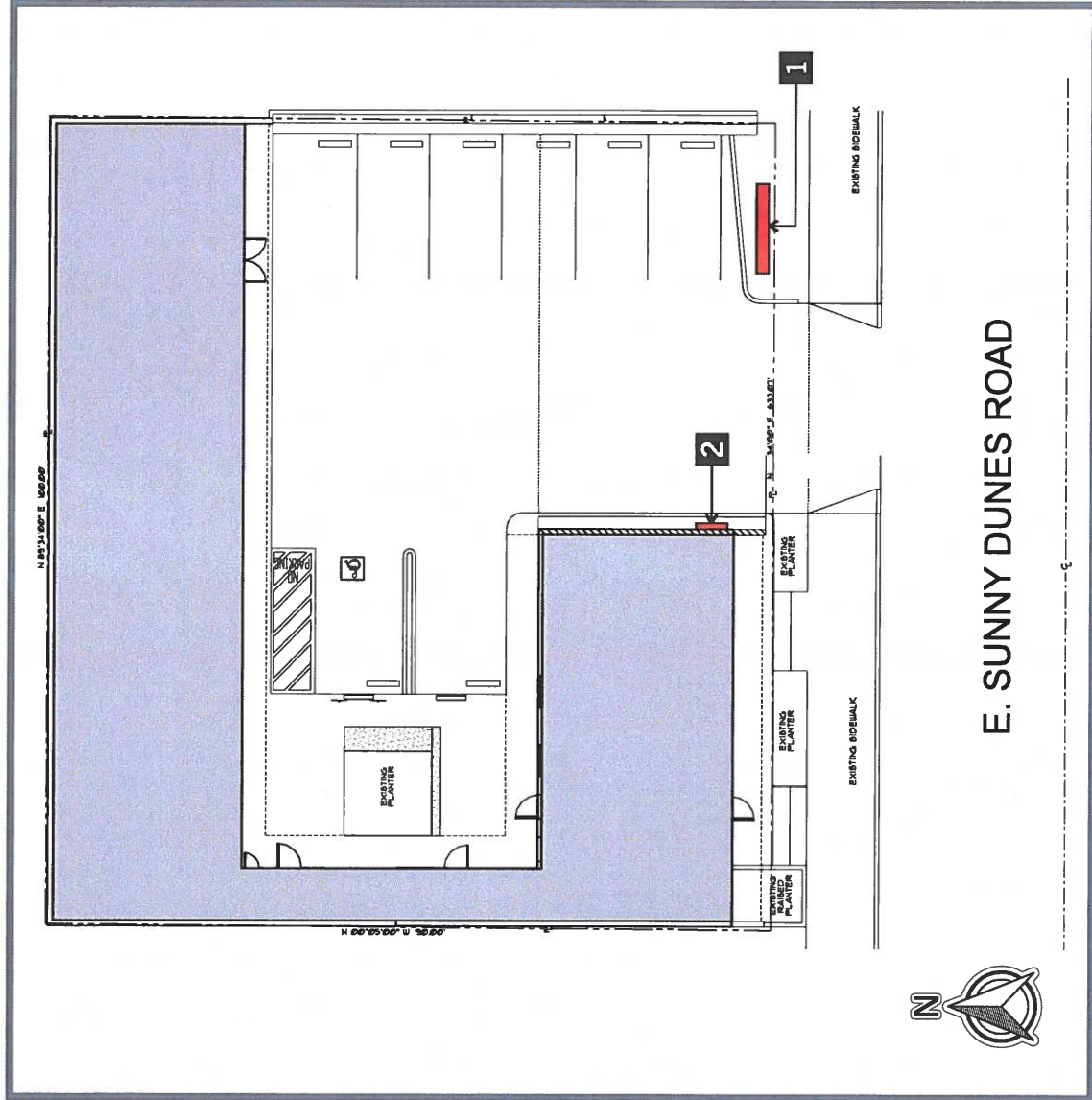
**UL LISTING SUBSCRIBER # 789046-001**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE 2013 NATIONAL ELECTRICAL CODE, 2013 CEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN. TITLE-24 COMPLIANT 2013 ENERGY STANDARDS SECTION 6.8.

SIGN COMPLIES WITH SECTION 148 OF THE 2013 CA ENERGY CODE.

RECEIVED  
JAN 05 2021

PLANNING SERVICES  
DEPARTMENT



### E. SUNNY DUNES ROAD

RECEIVED

JAN 05 2021

PLANNING SERVICES  
PERMITMENT

**1** ONE (1) SINGLE-FACED INTERNALLY ILLUMINATED (LED) MONUMENT SIGN  
SIGN AREA TOTAL = 46.67 SQ. FT.

**2** ONE (1) SET INTERNALLY ILLUMINATED (LED) REVERSE CHANNEL ADDRESS NUMBERS  
SIGN AREA TOTAL = 14.38 SQ. FT.