



ARCHITECTURAL ADVISORY COMMITTEE MEMORANDUM

DATE: MARCH 1, 2021

SUBJECT: COMMUNITY DEVELOPMENT LLC (DBA: CO-DVLP DISPENSARY) REQUESTING A MINOR ARCHITECTURAL APPLICATION FOR THE RENOVATION OF AN EXISTING 2,637-SQUARE FOOT VACANT BUILDING INCLUDING NEW LANDSCAPING AND PARKING LOT UPGRADE AND EXTERIOR SIGN REVIEW FOR A NEW CANNABIS DISPENSARY AT 315 NORTH INDIAN CANYON DRIVE (CASE 3.3289 MAA) (GM).

FROM: Development Services Department

SUMMARY:

This is a request for the Architectural Advisory Committee to review a Minor Architectural Application to renovate an existing 2,637-square foot structure, add new landscaping and parking lot upgrades and review of an exterior sign for a new retail cannabis dispensary located at 315 North Indian Canyon Drive.

RECOMMENDATION:

Staff recommends approval with the following conditions:

1. South façade to have glass window in place of entry door as close to original design.
2. Staff to review a final landscape plan per recommendation of the AAC.
3. Staff to review a revised photometric plan meeting the standards of Section 93.21.00 of the PSZC (Outdoor Lighting).

AAC recommendation will be forward to the City Council per Section 93.23.15(F)(3) of the PSZC.

BACKGROUND INFORMATION:

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
1959	Building constructed; designed by architect Howard Lapham
07/23/2020	The City Council approved an Administrative Minor Modification (AMM) granting a minimum separation distance waiver for a cannabis dispensary.

Most Recent Ownership	
01/17/2019	Irvine Holdings
Notification	
02/25/2021	Email notification sent to the following neighborhood organizations within 1 mile of the site notifying that the application will be reviewed by the AAC on March 1, 2021: Vista Las Palmas, El Mirador, Movie Colony East, Midtown, Warm Sands, Baristo, Old Las Palmas, Historic Tennis Club, and The Movie Colony Neighborhood.
Field Check	
02/21	Staff visited site to observe existing conditions.
Site Area	
Net Area	14,525-square feet

ANALYSIS:

Surrounding Property	Existing Land Use	Existing General Plan Designation	Existing Zoning Designation
Subject Property	Commercial	CBD (Central Business District)	CBD (Central Business District)
North	Commercial	CBD (Central Business District)	CBD (Central Business District)
South	Office Building	CBD (Central Business District))	CBD (Central Business District)
West	Retail	CBD (Central Business District)	CBD (Central Business District)
East	Vacant - Tribal	REO (Resort Entertainment)	REO (Resort Entertainment)

PROJECT DESCRIPTION:

The applicant, Community Development, LLC (DBA: CO-DVLP Dispensary) is seeking approval for the renovation of the former Greyhound Bus Station located at 315 North Indian Canyon Drive. The 2,637-square foot building built in 1959 designed by architect Howard Lapham has been occupied by several businesses over the years and has largely remained intact from its earliest days with its large glass front façade and horizontal roof elements.

The applicant has received a regulatory permit to place a cannabis dispensary in the building. This will require a complete renovation of the interior and exterior of the structure plus a resurface of the parking lot area to include new landscaping and lighting. Section 93.23.15(F)(3) of the PSZC requires that a Minor Architectural Application (MAA) be submitted for changes to the front façade and proposed signage to be reviewed by the Architectural Advisory Committee (AAC) with a recommendation to the City Council.



Picture from 1968

The floor plan for the proposed business contains a 960-square foot dispensary and ancillary spaces such as restrooms, office space and storage for a total of 2,637 square feet. The building is one story surrounded by off-street parking and driveways. The subject site is located mid-block adjacent to the Palm Springs Life Office Building along North Indian Canyon Drive across the street from Section 14 Tribal Trust land that is currently vacant. Indian Canyon Drive is considered as a Major Thoroughfare as designated on the City's General Plan Circulation Element. The roadway was recently converted from one-way to two-way.

The application is proposing a renovation of the front façade to include the relocation of the current front entry on the south facing façade, the use of stucco in a light grey color to the main body of the building and a new frameless glass butt-glazed with vertical joints in the three original openings of the building facing North Indian Canyon Drive. The windows will have dark shades mounted on the inside that will be drawn when the business is closed. The new entry door located on the south side under the taller eave will be a double automatic slider allowing for handicapped access. The proposed design will result in the removal of the south facing glass window which is a deviation from the original single pull door. Staff prefers that the opening containing the original front door remain and be replaced with glass. Other damaged areas on the rear and north side will be patched and repaired with stucco in a grey color to match. Mechanical equipment and duct work mounted on the roof will be screened via a metal louver panel system in a dark color.

Off-street parking will be accommodated within the existing ten (10) space parking lot located in the rear of the lot behind the retail building. Circulation for the site will be via a one-way entry on the southern end of the lot between the Palm Springs Life Building and

the dispensary with vehicles circulating clockwise around and exiting on the north side of the building. The reconfiguration of the North Indian Canyon Drive into a two-way street has resulted in a left turn lane for north bound traffic to safely maneuver into the site.

The parking lot will be renovated to include curbs, and landscape islands providing shade, plus planter areas along the existing north masonry wall. Most of the parking spaces will be located at the rear of the site with one handicapped/van accessible space adjacent to the building leading to the entrance. A note on the plan states that the landscape plan will utilize a variety of desert landscaping to include Acacia and Palo Verde trees for parking lot shading as indicated on the site plan, and shrubs and ground covers shall be drought resistant and consist of sage, ocotillo, agave, and lantana. Staff recommends that a final landscape plan be revised per the AAC comments and reviewed by Staff before the project is presented to the City Council.

The photometric plan for the parking lot includes the placement of three light poles at the rear of the parking area at a height of eighteen (18') feet. Other lighting on the site includes multiple recessed lights in the building overhangs along the south and east facing façade. These lights will illuminate the front entrance and the sidewalk. Additional wall lights focused downward are proposed to be attached to the rear and north side of the building. The light levels as presented are greater than PSZC allows and a revised photometric plan will need to be reviewed by staff before moving onto the City Council.

SIGN:

The Palm Springs Zoning Code (PSZC) Section 93.23.15(F)(3)(a) requires review of proposed signs by the AAC focusing on the appropriateness of the sign relative to the overall building concept and design. The proposed sign will be approximately 13-square feet in size constructed of metal cut out letters affixed to the column near the front entry. The letter height will be sixteen (16") inches and placed vertical and will be back-lit letters that glow from behind at night. The sign will be the only graphic on the building.



Proposed Sign

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 proposed renovation of the existing building to include a resurfaced parking lot with curbs and landscaped islands will provide a clear location for vehicles to enter and exit the site. The clockwise circulation of autos as they enter from North Indian Canyon Drive will improve the site flow and overall site aesthetics.</p>	Yes
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 subject site, which was once the Greyhound bus station, designed by Howard Lapham and located along a Major Throughfare is within the Downtown area with adjacent office and retail uses. The renovation of the 2,631-square foot building will restore a vacant blighted property to a use that will enliven the street and not be detrimental to the area. The use of new frameless glass butt-glazed with vertical joints in the three original openings of the building facing North Indian Canyon Drive along with the horizontal roof overhangs will return the building to its near original design.</p>	Yes
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 height of the existing building is ten (10') feet with the entry element over the front door at fifteen (15') feet. The restoration of the building will not alter the overall building massing and the addition of mechanical equipment on the roof to be screened by metal louvers in a dark color will conceal all HVAC elements.</p>	Yes
4.	<p><i>Building design, materials and colors to be sympathetic with desert surroundings;</i></p> <p>Building materials to be a smooth stucco finish for the walls in a grey color with frameless glazing and a bright yellow accent color on the entryway column will provide a contrasting element that is</p>	Yes

	Guidelines [PSZC 94.04.00(D)]	Compliance
	sympathetic with its surroundings.	
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 renovation of the existing 2,631-square foot building which will not substantially alter the original appearance of the structure will utilize smooth stucco painted in a gray color, with frameless glazing in three openings on the front façade results in a harmonious coordination of materials and colors.</p>	Yes
6.	<p><i>Consistency of composition and treatment;</i></p> <p>Overall, there is a consistency of project composition and treatment. The renovation of the 2,631-square foot building will appear as a cohesive design that will blend with the nearby surroundings.</p>	Yes
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> <p>The conceptual landscape scheme will utilize a variety of desert landscaping to include Acacia and Palo Verde trees for parking lot shading as indicated on the site plan, and shrubs and ground covers shall be drought resistant and consist of sage, ocotillo, agave, and lantana.</p>	Yes
8.	<p><i>Signs and graphics, as understood in architectural design including materials and colors.</i></p> <p>The proposed sign will be approximately 13-square feet in size constructed of metal cut out letters affixed to the column near the front entry. The letter height will be sixteen (16”) inches and placed vertical and will be back-lit letters that glow from behind at night.</p>	Yes

CONCLUSION:

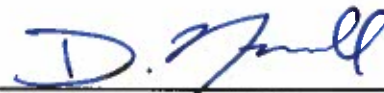
The proposed renovation of a Howard Lapham building will allow the simple 2,631-square foot structure to be adaptively reused into a retail cannabis dispensary. The resurfacing of the parking lot and addition of shade trees and landscaping will transform the site from a vacant blighted state to one that will enliven the block of North Indian Canyon Drive. Staff recommends approval with the following conditions:

1. South façade to have glass window in place of entry door as close to original design.
2. Staff to review a final landscape plan per recommendation of the AAC.
3. Staff to review a revised photometric plan meeting the standards of Section 93.21.00 of the PSZC (Outdoor Lighting).

The recommendation from the AAC will be forward to the City Council.



Glenn Mlaker, AICP
Associate Planner



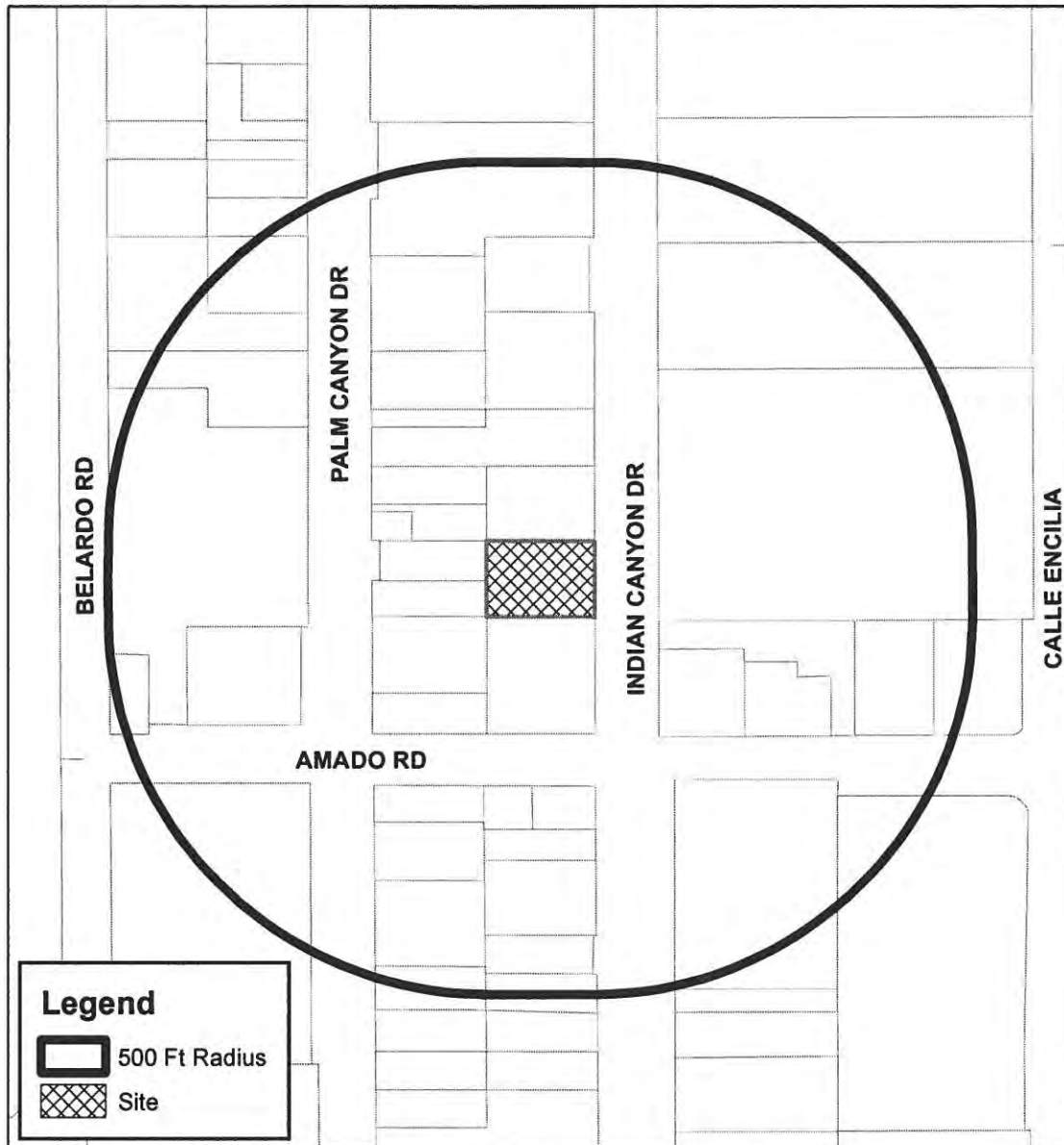
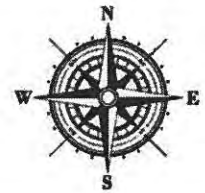
David Newell, AICP
Assistant Director of Planning Services

ATTACHMENTS:

1. Vicinity Map
2. Justification Letter
3. Mechanical Screening
4. Site Photos
5. Previous Pictures of Building
6. Proposed Sign
7. Lighting Details
8. 3D Renderings
9. Material Board
10. Site/Landscape/Elevations Exhibits



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
Case 3.3289 MAA
315 N Indian Canyon Dr.

May 26, 2020

Client-Matter: 66226-030

SENT VIA US MAIL AND E-MAIL

Mr. Flinn Fagg, AICP
Director of Planning Services
City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

**Re: MINOR MODIFICATION JUSTIFICATION LETTER: GREYHOUND BUS TERMINAL
CANNABIS DISPENSARY PROJECT**

Dear Mr. Fagg:

This Justification Letter accompanies the Minor Modification Permit Application for the Greyhound Bus Terminal Cannabis Dispensary Project (“Project”) proposed by Community Development LLC (“Applicant”) at 317 N. Indian Canyon Drive (“Project Site”) in the City of Palm Springs. This letter includes a detailed description of the Project, additional information regarding the Applicant/operator, and justification and findings for approval of a minor modification waiver, necessitated by the fact there are two cannabis facilities located within a 500 foot radius of the Project Site. The law firm Manatt, Phelps & Phillips, LLP represents Community Development LLC and submits this Justification Letter on its behalf.

PROJECT DESCRIPTION

The Greyhound Bus Terminal Cannabis Dispensary Project proposes the revitalization and rehabilitation of a vacant, 1959 modernist building located at 317 N. Indian Canyon Drive. The project will include a 960-foot dispensary within the existing 2,637 square foot, single story commercial building. The remainder of the building will be dedicated to fortified secure storage, security infrastructure, and an employee break room and restroom.

The Greyhound Bus Terminal Building

The currently vacant Greyhound Bus Terminal Building is located on the Project site and would be renovated and preserved by the proposed Project. The building, constructed in 1959, was designed by modernist architect Howard Lapham, who also designed banks, hotels, restaurants and large iconic private residences throughout the Coachella Valley in the 1950s and 1960s.

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The unique, asymmetrical building has been vacant since at least July 2016, and has only narrowly avoided demolition as N. Indian Canyon Drive has developed in recent years.

Recent Property Improvements

Community Development LLC (“Applicant”) purchased the building in 2018 for \$950,000. Currently, the building is not occupiable, given its current blighted state, which includes exposed electrical, boarded and broken windows, frequent graffiti, and other issues. Since the Applicant purchased the property, over \$100,000 has been invested in improvements, including demolishing a non-permitted structure, securing the building against trespassers and squatters, and the safe removal of hazardous waste and materials associated with past trespassers.

Further Planned Renovations

Despite Community Development LLC’s recent improvements on the Project site, the building still requires significant renovations to conform with the current building codes. (See **Exhibit A, Building Photos.**) These renovations are proposed as part of this Project, and specifically include:

- *Exterior upgrades:*
 - ✓ Retexturing of exterior walls
 - ✓ Installing a seamless glass façade
 - ✓ Installing drought-tolerant landscaping, consistent with the iconic Palm Springs aesthetic
 - ✓ Installing energy efficient exterior LED lighting
 - ✓ Installing ambient exterior perimeter lighting
 - ✓ Regrading and repaving the Project site’s parking lot and walkways
 - ✓ Removing and replacing existing signage
- *Interior upgrades:*
 - ✓ LEED-rated construction
 - ✓ Structural retrofitting
 - ✓ Electrical, plumbing and HVAC installation and upgrades
 - ✓ Removal of non-operational kitchen equipment and infrastructure left behind by prior tenants
- *Security upgrades:*
 - ✓ Installing advanced and discrete surveillance and security systems

All renovations will be overseen by an experienced architect and design firm, to ensure the highest caliber of sustainable design practices, and preservation and curation of the building’s

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history. (See **Exhibit B, Architectural Rendering.**) Together, the building purchase price and the anticipated cost of renovations **are anticipated to total approximately \$1,500,000 in investment along the N. Indian Canyon Drive corridor.** The renovations will preserve a distinctive mid-century modern building, too small to be viable for many other commercial or retail uses.

Proposed Operator

The Project Applicant, Community Development LLC, will operate the dispensary. Since 2018 and the legalization of recreational cannabis, Community Development LLC has successfully operated one of the state's first vertically-integrated, licensed cannabis ventures. Pioneering all segments of the industry, Community Development LLC has a proven track record of compliance, financial accountability, senior management, and local community enhancement. With roots in developing some of the state's first cannabis real estate investments in Los Angeles, Community Development LLC has since grown its real estate portfolio, while also expanding into cannabis co-packing and retail operations.

Currently, Community Development LLC holds 10 local and state California cannabis licenses, manages over 100,000 square feet of permitted cannabis facilities, provides co-packing services for some of California's largest cannabis brands, and operates one of California's most successful cannabis retail and delivery operations.

Community Development LLC enhances the communities it serves by hiring "local first" and investing in its employees' education and trade certifications. Community Development LLC's partners have a keen interest in architecture and design, especially the type of desert modernism Palm Springs is known for. Growing up in Southern California, it has long been a vision of the partnership to contribute to the region's most unique and historic communities, and positively contribute to the local tourism industry. Community Development LLC is fully committed to participating in the growth of Palm Springs and the revitalization of the N. Indian Canyon Drive corridor in particular. The Greyhound Bus Terminal Cannabis Project will be one of Community Development LLC's many operations in California. The partnership has a multi-million dollar annual marketing budget.

Proposed Dispensary Operations

The Project proposes operating hours of 11:00 am to 10:00 pm daily. 10 on-site parking spaces and one-way onsite vehicular circulation will be provided.

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MINOR MODIFICATION WAIVER FINDINGS

The Project requires approval of a minor modification waiver, as there are two cannabis facilities located within a 500 foot radius of the Project site. The Project's original application for a minor modification waiver was submitted to the City for consideration in July 2019. On November 6, 2019, the City Council considered the minor modification waiver based upon the former zoning code requirements for cannabis facilities. The Project is now reapplying under the new requirements and factors applicable to modification waivers for cannabis distance requirements, adopted by the City in late 2019, via Ordinance No. 2007.

Issuance of the minor modification separation waiver requires the following findings, and consideration of the following factors:

Minor Modification Findings under Palm Springs Municipal Code, § 94.06.01.B.3

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

The Project site is zoned CBD (Central Business District). Commercial uses are located north, west and south of the Project site. An undeveloped commercial parcel is located west of the subject site.

The Project is consistent with the General Plan land use designation, and there are no specific plans in place at the Project site. The separation waiver application is permissible under Palm Springs Zoning Code, Section 93.23.15, and, as discussed below, the factors weigh in favor of issuing the minor modification.

- 2. The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the Project's minor modification.**

The Project will have minimal impact to the commercially-zoned properties that are located to the north, west and south of the site. The Project is likely to provide a beneficial and synergistic effect on the developing adult-serving, entertainment uses along this corridor, which include casino gaming, dining, spas, nightclubs, music festival-related uses and other tourism-centered entertainment. Further, a proposed 10,000-seat

indoor hockey arena is planned directly across the street from the Project site, which would provide a venue for sports games, concerts, and other performances in partnership with Live Nation.

By rehabilitating and preserving a unique—but currently shuttered—commercial storefront, the Project will contribute to the ongoing revitalization of this corridor while still protecting a unique building that may otherwise be demolished in the face of future development pressures.

- 3. The approval or conditional approval of the Project's 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 proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working on the site or in the vicinity. The Project restores a currently dilapidated retail storefront and therefore improves existing conditions along the N. Indian Canyon Drive corridor. The Project will adhere to all zoning regulations and conditions, including those relating to safety and odor control. There are no residential units or schools in the vicinity of the Project.

- 4. The approval of the Project's minor modification is justified by environmental features, site conditions, location of existing improvements, or historic development patterns of the property or neighborhood.**

Approval of the minor modification is justified by the environmental features, site conditions, location of approved facilities, and the development patterns of the neighborhood.

There are two approved cannabis facilities within a 500-foot radius of the Project site: Holdings of Harvest LLC (312 Palm Canyon Drive), and The Lighthouse Palm Springs LLC (395 N Palm Canyon Drive). However, due to the specific features of the built environment and site location, the minor modification is justified as follows:

- While Holdings of Harvest is physically close to the Project site, due to the facilities being located on different one-way roads, the driving distance from the Project to Holdings of Harvest is approximately 2,640 feet, or 0.5 mile.

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- While The Lighthouse Palm Springs is within the 500 foot radius, due to the street configuration, driving distance from the Project site to the Lighthouse Palm Springs is more than 2,000 feet, or 0.4 mile.
- The Lighthouse Palm Springs is technically located within the 500 foot radius of the Project site, but at the very cusp of the radius— had The Lighthouse Palm Springs been proposed even just one parcel over, it would not be within the radius.
- The Project site is not within the same viewshed as either Holdings of Harvest or the Lighthouse.
- The Project is oriented towards and will serve patrons of the resort and tourism uses already present along, and planned for, N. Indian Canyon Drive. In contrast, Holdings of Harvest and the Lighthouse are physically and visually separated from these uses and likely will not serve the same population.

Further justifying the minor modification are the existing site conditions on the Project site – the currently vacant and shuttered Greyhound Bus Terminal Building will be rehabilitated as part of this Project. The Project’s use of this building will ensure that other development along N. Indian Canyon Drive does not lead to its demolition. The development patterns of the N. Indian Canyon Drive corridor, which is currently experiencing revitalization, will be further supported by this Project, which will bring a vacant commercial parcel back online.

Minor Modification Additional Factors and Considerations under Palm Springs Municipal Code, § 94.06.01.B.6.

The Palm Springs Municipal Code identifies several factors to weigh in favor if issuing separation waivers for Cannabis Facilities. This Project is a clear example of these factors. Specifically:

1. **The Project will be located in an existing building and the building has been vacant for a period of two (2) or more consecutive years. (PSMC, § 94.06.01.B.6(a).)**

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The Project will revitalize and restore an existing commercial retail building that has been shuttered and vacant for nearly five years. The Greyhound Bus Terminal building is a unique example of local mid-century desert architecture, but unfortunately, the building has been shuttered and ill-maintained (see **Exhibit A, Building Photos**) for a significant amount of time. Due to the building's state of disrepair, and its relatively small size (such that it may not be pragmatic for many retail and commercial uses requiring more space), it has only narrowly escaped demolition in recent years.

Approval of the minor modification would allow for the rehabilitation and preservation of this unique building and would revitalize a vacant and underused parcel along a key commercial corridor, replacing boarded up windows with a refurbished and historically respectful storefront, restored to a level of high quality architectural design. (See **Exhibit B, Architectural Rendering.**)

2. **Approval of the Project will not result in an undue overconcentration of cannabis-related uses within the same block or along the street frontage where the Project will be located to the detriment of other permitted uses. (PSMC, § 94.06.01.B.6(b).)**

As described above, while there are two approved dispensaries within the 500 foot radius, neither of these approved uses are along the same street frontage as the proposed Project. Neither are located within the same viewshed, nor are they oriented to the same corridor or clientele. While close "as the crow flies," due to the Project site's orientation and the one-way street configuration of both N. Indian Canyon Drive and N. Palm Canyon Drive, these approved dispensaries are a driving distance of more than 2,000 feet and 2,650 feet from the Project site.

Given that the Project site is located adjacent to only commercial parcels, including a vacant commercial parcel immediately to the south, the Project's approval will not be a detriment to other permitted uses. In fact, the Project will likely support further revitalization and restoration of the N. Indian Canyon Drive corridor due to its restoration of an existing underutilized commercial property, its synergy with other commercial and tourist-oriented uses along the corridor, and its high-quality architectural design.

3. **The Project's applicant has demonstrated experience working at a licensed Cannabis Facility within the City or another jurisdiction, whether as an owner,**

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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. (PSMC, § 94.06.01.B.6(c).)

Community Development LLC will operate the dispensary, and has a proven record in the cannabis industry, with no documented violations of State of local law, or any documented public nuisances within the City of Palm Springs or elsewhere.

Since 2018 and the legalization of recreational cannabis, Community Development LLC has successfully operated one of the state's first vertically-integrated, licensed cannabis ventures. Pioneering all segments of the industry, Community Development LLC has a proven track record of compliance, financial accountability, senior management, and local community enhancement. With roots in developing some of the state's first cannabis real estate investments in Los Angeles, Community Development LLC has since grown its real estate portfolio while also expanding into cannabis co-packing and retail operations.

Currently, Community Development LLC holds 10 local and state California cannabis licenses, manages over 100,000 square feet of permitted cannabis facilities, provides co-packing services for some of California's largest cannabis brands, and operates ones of California's most successful cannabis retail and delivery operations.

4. **Any similar consideration specific to the Project's site or operation which warrants a modification to the separation requirements. (PSMC, § 94.06.01.B.6(d).)**

Community Development LLC enhances the communities it serves by hiring "local first" and investing in its employees' education and trade certifications. Community Development LLC's partners have a keen interest in architecture and design, especially the type of desert modernism Palm Springs is known for. Growing up in Southern California, it has long been a vision of the partnership to contribute to the region's most unique and historic communities, and positively contribute to the local tourism industry. Community Development LLC is fully committed to participating in the growth of Palm Springs and the revitalization of the N. Indian Canyon Drive corridor in particular. The Greyhound Bus Terminal Cannabis Project will be one of Community Development

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LLC's many operations in California. The partnership has a multi-million dollar annual marketing budget.

Thank you so much for your time and consideration in review this application for a Minor Modification Permit. We look forward to working with you on this Project. Should you have any questions regarding this Justification Letter, the Minor Modification Permit Application, or the Greyhound Bus Terminal Cannabis Dispensary Project, please do not hesitate to reach out me at 657-217-7759 or jlynch@manatt.com.

Sincerely,



Jennifer J. Lynch

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GREYHOUND BUS TERMINAL CANNABIS DISPENSARY PROJECT
317 N. INDIAN CANYON DRIVE
EXTERIOR

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GREYHOUND BUS TERMINAL CANNABIS DISPENSARY PROJECT
517 N. INDIAN CANYON DRIVE
INTERIOR 1

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GREYHOUND BUS TERMINAL CANNABIS DISPENSARY PROJECT
17 N. INDIAN CANYON DRIVE
INTERIOR 2

ENGINEER

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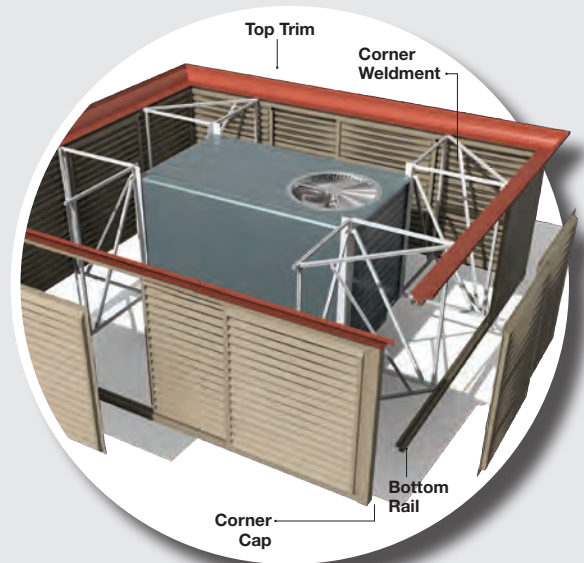
REGIONAL GROCERY CHAIN
• 52"/35" Stacked Louver & 52" Louver
• Color: Rancho Red

envisor[®]

Innovative Rooftop Screens

Attractive, code-compliant and long lasting, Envvisor equipment screens offer affordable, elegant, customized screening solutions that blend into the overall design, all with no rooftop penetration. Our patented roof screen system provides practical solutions for municipal screening requirements of HVAC units, chillers, air handlers, power exhausts, roof stacks and communication equipment. You name it, we can screen it!

- **Zero Rooftop Penetration**
- **ABS or Metal**
- **Sliding Panels for Easy Service Access**



U.S. Patent No. 5,664,384
U.S. Patent No. 7,000,362
U.S. Patent No. 7,707,798

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COMMERCIAL OFFICE SPACE

- 52" Louver panel with Band style top trim
- Color: Almond

**THE LEADING ROOF
SCREEN CHOICE OF
ARCHITECTS, BUILDING
OWNERS AND
CONTRACTORS FOR
MORE THAN 20 YEARS.**



CHURCH OFFICE

- 52" Louver panel with Cove top trim
- Color: Custom color match



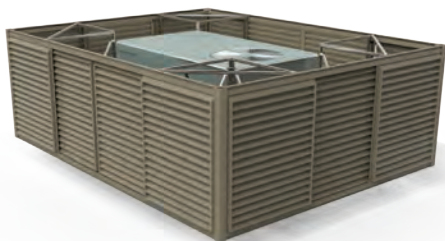
NATIONAL RETAILER

- 70" Louver panel with Step 2 top trim
- Color: Alabaster

DESIGN OPTIONS

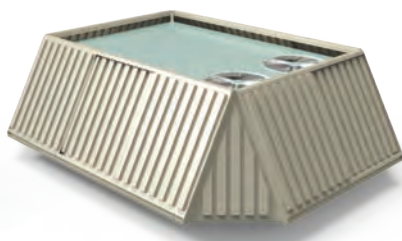
Envisor screens are the perfect alternative to parapet walls and they satisfy even the strictest screening code requirements. Both styles feature our patented attachment method, which secures our screens directly to the equipment with no rooftop penetration. Post mounted option is also available. Screen heights are available to shield virtually anything you desire.

VERTICAL



Available in ABS or metal

CANTED



Available in ABS only

POST MOUNT



Available in ABS or metal

PANEL STYLES

Panels are available in ten standard styles, allowing you to match or coordinate with the building design. The panels are constructed of thermoformed, high-impact ABS with a co-extruded UV protective layer on both sides or choose one of our metal series options in a variety of thicknesses and finishes. The panels are held firmly in place using a rust-free, double tracked aluminum rail system. This enables the panels to slide side-to-side for easy access to the unit during servicing and maintenance.

ACRYLICAP[®]



LOUVER



HORIZONTAL RIB



BRICK



PAN



FOREST



BATTEN



7.2 RIB



VERTICAL RIB

METAL



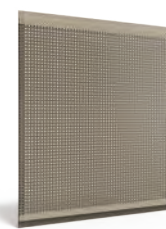
7.2 RIB



PAN



7.2 RIB VERTICAL



PERFORATED METAL

Don't see a panel that fits your project?
Tell us and we'll make one that you design. (Mold fee may apply)



23/02/2021

ENTER ONLY

I CAN'T BREATHE

@MISTERALEK
@FLAT.BLACK.SHOP
@PSPUBLICARTS

23/02/2021



23/02/2021



23/02/2021



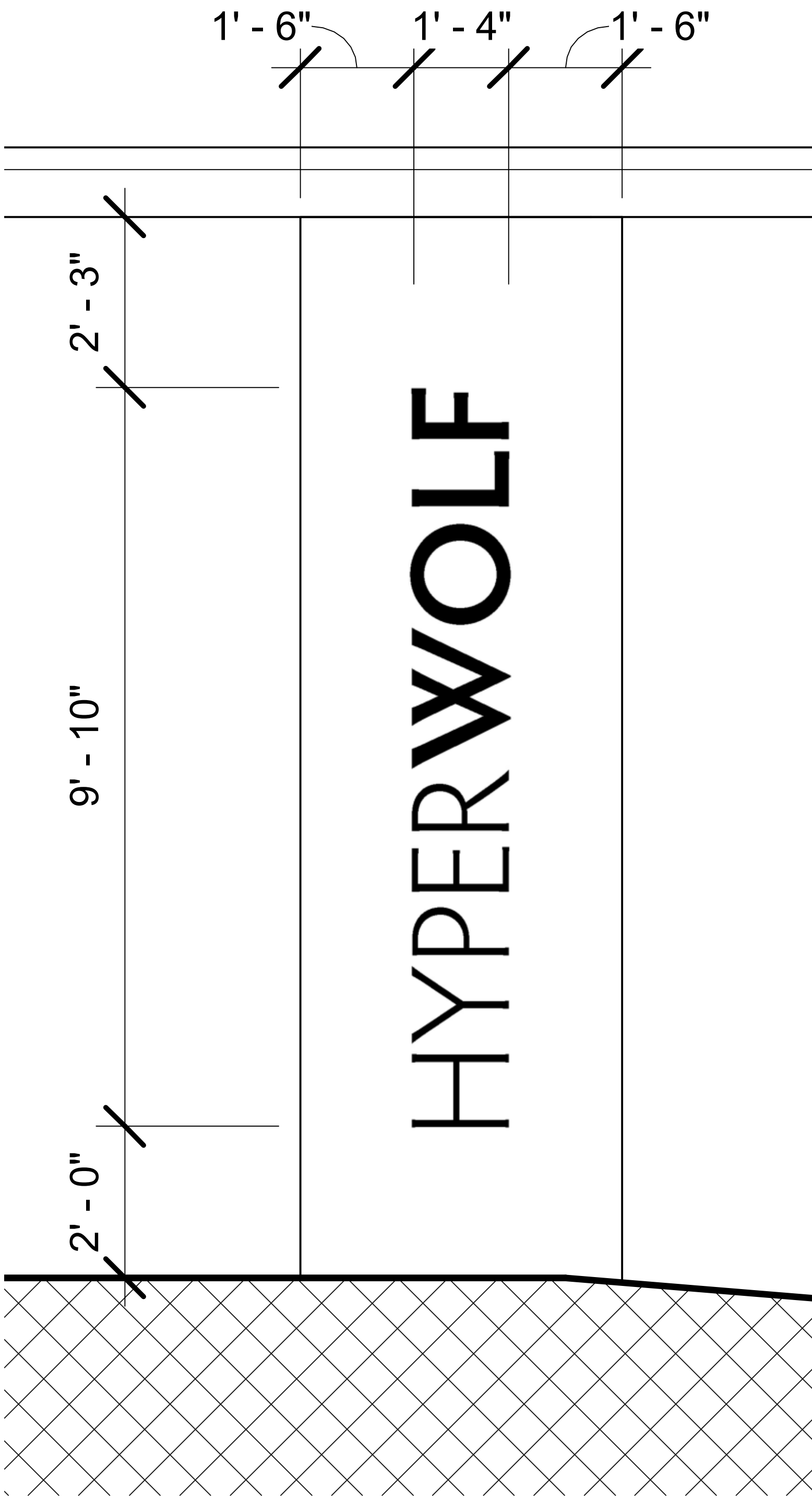
23/02/2021



23/02/2021

Oct 9, 1968 311- 317 N. Indian Ave :







YP4-5

Laser Lemon[†]
P290-7^D



LED AREA

OSQ™ Series

OUTDOOR LIGHTING

The OSQ Area/Flood luminaire blends extreme optical control advanced thermal management and modern clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim low-profile design minimizes wind load requirements and blends seamlessly into the site, providing even quality illumination. Up to 173 lumens-per-watt (LPW) for increased energy savings and more lumens to enable new applications.

- Limited Warranty: 10 years
- Efficacy: up to 173 LPW
- Lumen Maintenance: Consult Spec Sheet
- Lumen Output: 4000 - 30000 L



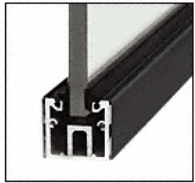
DEXTERO™



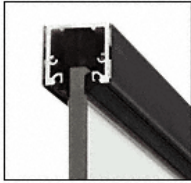




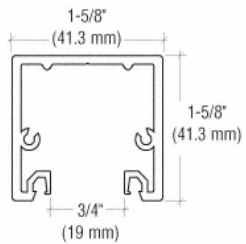
CO DVLP PALM SPRINGS DISPENSARY



Bottom "U" Channel
with Setting Block

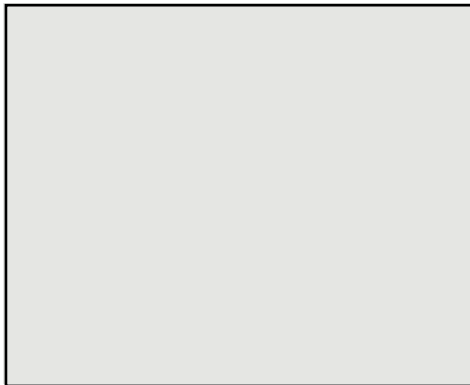


Top "U" Channel

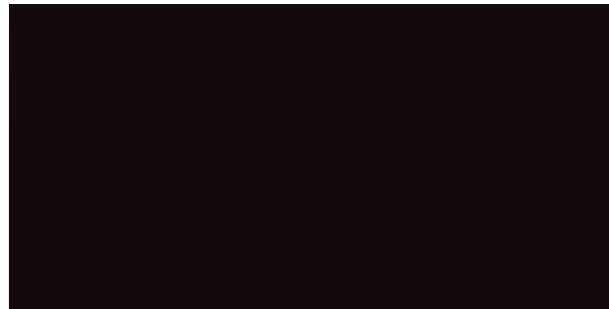


PRODUCT: CRL INC.
COLOR: BLACK ANODIZED

*U-Channel for Frame-less Glass
Window Front*



PRODUCT: LA HABRA
COLOR: SILVER GREY X-16



PRODUCT: KAWNEER
COLOR: ANODIZED BLACK NO. 29



PRODUCT: 'ENVISOR' MECH. SCREEN
COLOR: BLACK

DRAWING NAME: 2:\PROJECTS\2018 PROJECTS\IRVINE HOLDINGS\CONSTRUCTION DOCUMENTS\CO-DVLP PALM SPRINGS DISPENSARY (180102)RA\DRAWINGS\CONSTRUCTION DOCUMENTS\G-01 GENERAL INFO.DWG | PLOT DATE: 12/23/2020 1:22 PM | PLOTTED BY: MICHAEL BEDELL | COPYRIGHT 2016 MILLER ARCHITECTURAL CORPORATION ALL RIGHTS RESERVED

--A-- AB anchor bolt ABV above AC asphaltic concrete A/C air conditioning ADD addendum AGG aggregate ALT alternate ALUM aluminum APPROX approximate ARCH architect(ural) AUTO automatic	--H-- HB hose bibb HC hollow core HD heavy duty HDR header HDW hardware HGT height HM hollow metal HOR horizontal HTC heating HVAC heating / ventilating air conditioning HWD hardwood	--S-- S south SC solid core SCH schedule SD storm drain SEC section SH shelf, shelving SHT sheet SIM similar SPEC specification(s) SPK speaker SQ square SS stainless steel ST steel STA station STD standard STO storage STR structural SUS suspended SYM symmetry(ical) SYS system
--B-- BD board BEL below BET between BIT bituminous BLDG building BLK block BLKG blocking BM bench mark BOT bottom BRG bearing BRZ bronze BUR built up roofing BW both ways	--I-- ID inside diameter INCL include(ing) INSUL insulate(ion) INT interior INV invert JST joist JT joint KIT kitchen KO knockout	--T-- TEL telephone T&G tongue & groove THK thick(ness) TV television TYP typical
--C-- CAB cabinet CAD cadmium CB catch basin CEM cement CER ceramic CFT cubic foot CI cast iron CIR circle CIRC circumference CLS ceiling CLL contract limit line CLR clear(ance) CLS closure CM centimeter CMU concrete masonry unit COL column COMB combination COMP composition CONC concrete CONT continuous/ continue CONTR contract(or) CONST construction CORR corrugated CPR copper CPT carpet(ed) CYD cubic yard	--L-- LAB laboratory LAM laminate(d) LAV lavatory LBL label LH left hand LL live load LT light LTL lintel LW lightweight	--Y-- VERT vertical VIN vinyl
--M-- MAS masonry MAX maximum MB machine bolt MER member MC medicine cabinet MECH mechanic MED medium MET metal MFR manufacture(er) MH manhole MIN minimum MIR mirror MISC miscellaneous MLD molding, moulding MM millimeter MTR mount(ed, ing) MTL material(s)	--U-- UNO unless noted otherwise UR urinal	--W-- W west W/ with W/O without WC water closet WD wood WH water heater WI wrought iron WIN window WPT working point WR water repellent WWF welded wire fabric
--N-- N north NAT natural DH double hung DIAG diagonal DIAM diameter DIM dimension DIV division DR door DS downspout DTL detail DWG drawing DWR drawer	--O-- OA overall OBSC obscure OC on center OD outside diameter OH overhead OPG opening OPP opposite	--R-- R PROPERTY LINE DIAMETER DEGREES (ANGLE) PLUS OR MINUS AT
--E-- E east EF each face ELEV elevation ELEC electric(al) EMER emergency ENC enclosure EP electrical panelboard EQ equal EQUIP equipment EST estimate EWC electric water cooler EXIST existing EXHST exhaust EXP exposed EXT exterior	--P-- PAR parallel PB panic bar PCC precast concrete PCF pounds per cubic foot PED pedestal PERF perforate(d) PRE-FAB. prefabricate(d) PFL pounds per linear foot PIP poured in place PL property line PLT plate PLAS plaster PLYWD plywood PNL panel PNT point(ed) PSF pounds per square foot PSI pounds per square inch PT point PVC polyvinyl chloride	--R-- RA return air RAD radius RCP reinforced concrete pipe RD roof drain REFR refrigerator REG register REM remove RET return RFG roofing RH right hand RM room RMO rough opening RO rough opening ROW right of way
--F-- FA fire alarm FD floor drain FE fire extinguisher FFE finished floor elevation FFL finished floor line FIN finish(ed) FLR floor(ing) FLUOR fluorescent FND foundation FTG footing	--R-- RA return air RAD radius RCP reinforced concrete pipe RD roof drain REFR refrigerator REG register REM remove RET return RFG roofing RH right hand RM room RMO rough opening RO rough opening ROW right of way	

CO DVLP PALM SPRINGS DISPENSARY

317 N. INDIAN CANYON DR. PALM SPRINGS, CA, 92262

APN: 513-081-011

TITLE / OWNER

BUILDING DATA:

TOTAL BUILDING AREA: 2,637 S.F.
 TYPE OF CONSTRUCTION: VB
 OCCUPANCY CLASSIFICATION: M
 AUTOMATIC FIRE SPRINKLERS: NO
 LAND USE DISTRICT: CBD
 NATURE OF BUSINESS: DISPENSARY
 OCCUPANT LOAD: 2,637/60 = 43.95 = 44

CODE DATA:

- ALL CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF THE:
- 2016 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2
 - 2016 CALIFORNIA PLUMBING CODE
 - 2016 CALIFORNIA MECHANICAL CODE
 - 2016 CALIFORNIA ELECTRICAL CODE
 - 2016 CALIFORNIA ENERGY CODE
 - 2016 CALIFORNIA GREEN BUILDING CODE
 - 2016 CALIFORNIA FIRE CODE
 - 2016 CALIFORNIA REFERENCED STANDARDS CODE

LEGAL DESCRIPTION:

ABBREVIATED DESCRIPTION: LOT:7,9 BLK:24 POR LOTS 7 & 9 BLK 24 MB 009/432 SD
 MAP OF PALM SPRINGS CITY/MUN/TWP: PALM SPRINGS

GENERAL NOTES:

1. QUANTITIES LISTED IN THESE DOCUMENTS ARE FOR AGENCY APPROVAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES FOR BIDDING PURPOSES.

DEFERRED SUBMITTALS:

1. FIRE ALARM & SECURITY ALARM DRAWINGS TO BE SUBMITTED FOR APPROVAL BY DESIGN BUILD CONTRACTOR

SITE DATA:

PROPERTY AREA: 14,525 SQ. FT. (.333 ACRES)
 LOT COVERAGE:
 BUILDING AREA-- 2,637 SQ. FT. (18.2%)
 PARKING AREA-- 11,888 SQ. FT. (81.8%)
 LANDSCAPE AREA-- 0 SQ. FT. (XX%)
 PARKING LOT LANDSCAPE-- 0 SQ. FT. (XX%)

PARKING DATA:

PARKING REQUIRED - 2,637/300 = 9 SPACES
 HANDICAP SPACES PER TABLE 11B-208.2 = 1 SPACE
 PARKING PROVIDED - 11 SPACES
 1 HANDICAP SPACES (INCLUDING 1 VAN ACCESSIBLE)

PLUMBING FIXTURE DATA:

MINIMUM NUMBER OF PLUMBING FIXTURES REQUIRED PER 2016 CPC
 PER TABLE "A" OCCUPANT LOAD FACTOR: GROUP M = 200
 GROSS BUILDING AREA: 2,637 SQUARE FEET
 2,637/200 = 13.185 = 14 OCCUPANTS
 14 OCCUPANTS/50% = 7 MEN & 7 WOMEN
 PER TABLE 422.1 - MERCANTILE OCCUPANCY:
 MEN - WATER CLOSETS - 1 (1-100 OCCUPANTS)
 URINALS - 0 (1-200 OCCUPANTS)
 LAVATORIES - 1 (1-100 OCCUPANTS)
 WOMEN - WATER CLOSETS - 1 (1-100 OCCUPANTS)
 LAVATORIES - 1 (1-200 OCCUPANTS)
 FIXTURES PROVIDED: ACCESSIBLE UNISEX TOILET
 WATER CLOSETS - 1
 LAVATORIES - 1

Sheets Included in this set for MAA only

SHEET NUMBER	SHEET NAME
GENERAL	
G-001	GENERAL INFORMATION
G-002	CALGREEN REQUIREMENTS
ARCHITECTURAL	
AS-101	SITE PLAN
AD-101	DEMO FLOOR PLAN
A-100	ODOR CONTROL EXHIBIT
A-101	REMODEL FLOOR PLAN
A-102	REMODEL REFLECTED CEILING PLAN
A-103	SECURITY PLAN
A-104	DOOR, HARDWARE SCHEDULE & ROOF PLAN
A-201	EXTERIOR ELEVATIONS
A-501	DETAILS
STRUCTURAL	
S-101	FOUNDATION PLAN
S-102	FRAMING PLAN
SD-1	STRUCTURAL DETAILS
MECHANICAL	
M-1	NOTES, DETAILS AND SCHEDULES
M-2	HVAC PLAN
M-3	ROOF PLAN
T24-1	TITLE 24
T24-2	TITLE 24
PLUMBING	
P-1	NOTES, DETAILS AND SCHEDULES
P-2	ENLARGED PLUMBING PLAN
ELECTRICAL	
E-1	ELECTRICAL FRONT SHEET
E-2	ELECTRICAL SITE PLAN
E-2A	SITE PHOTOMETRIC PLAN
E-3	LIGHTING PLAN
E-4	POWER & SIGNAL PLAN
E-5	HVAC POWER PLAN
E-6	SOLAR ZONE PLAN
E-7	TITLE 24 LTG. COMPLIANCE FORMS - INTERIOR
E-8	TITLE 24 LTG. COMPLIANCE FORMS - EXTERIOR
E-9	PANEL SCHEDULE & SINGLE LINE DIAGRAM
E-10	ELECTRICAL SPECIFICATIONS

PROJECT OWNER

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 92 CORPORATE PARK C175
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 CONTACT: NICK WOLIN
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 FAX:
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 FAX: 909-335-7299
 E-MAIL: mbedell@miller-aip.com

STRUCTURAL

SPM ARCHITECTS
 1177 IDAHO STREET, SUITE 201A
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 PHONE: 909-307-0146
 E-MAIL: SPMARCO07@GMAIL.COM

MECHANICAL AND PLUMBING

R.E.O. ENGINEERING
 5976 VIZI COURT
 LAS VEGAS, NV 89131
 CONTACT: ROBERT EVERS
 PHONE: 951-776-9505
 FAX: 951-776-9506
 E-MAIL: REOENG@AOL.COM

ELECTRICAL

ELECTRICAL CONSULTING ENGINEERS
 1656 CORONA AVE.
 NORCO, CA 92660
 CONTACT: AARON HARTNETT
 PHONE: 951-321-0532
 FAX: 951-898-8339
 E-MAIL: SV.AH@EARTHLINK.NET

DIRECTORY

CITY OF PALM SPRINGS BASIC DESIGN DATA :

SEISMIC

THE SEISMIC DESIGN CATEGORY (SDC) IS 'D' WHEN USING THE 2016 CALIFORNIA BUILDING CODE.

WIND

PALM SPRINGS IS LOCATED IN A SPECIAL WIND REGION AS IDENTIFIED IN FIGURE 1609 OF THE CALIFORNIA BUILDING CODE.

CALIFORNIA BUILDING CODE (COMMERCIAL) = 122.5 VULT

EXPOSURE 'C'

CLIMATE

ZONE # 15
 DESIGN RAINFALL = 3 INCHES

PROJECT INFORMING



VICINITY MAP

LOCATION MAP

ABBREVIATIONS

	SECTION SHEET NUMBER		HEIGHT ABOVE FINISH FLOOR (U.N.O)
	DETAIL SHEET NUMBER		ROOM NAME
	EXTERIOR ELEVATION SHEET NUMBER		ROOM NUMBER
	WALL LETTER		KEYNOTE NUMBER
	INTERIOR ELEVATION SHEET NUMBER		DOOR LETTER ROOM NUMBER
			DOOR NUMBER (ALTERNATE SYMBOL)
			WINDOW TYPE
			DRAWING REVISION

SYMBOLS

SHEET INDEX

STANDARD CITY NOTES



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 Fax: (909) 335-7299
 info@miller-aip.com



owner approval

initials	date	phase
	00/00/00	--

revisions/addenda

mark	date	comment
	00/00/00	--
	12/10/2020	PLAN CHECK CORRECTIONS

CO-DVLP DISPENSARY
 317 N. INDIAN CANYON DRIVE
 PALM SPRINGS, CA, 92262
 APN: 513-081-011
 COMMUNITY DEVELOPMENT LLC.
 92 CORPORATE DRIVE
 IRVINE, CA, 92606
 CONTACT: NICK WOLIN
 PHONE:

project information

PROJECT NO: 1800102.RA
 DWG FILE: DATE GENERAL INFO.DWG
 DRAWN BY: MLB
 CHECKED BY: GWM
 DRAWING SCALE: NTS
 DATE: 11/20/2020

sheet name

GENERAL INFORMATION

sheet number

G-001

SHEET #### OF XX SHEETS

DRAWING NAME: Z:\PROJECTS\2018 PROJECTS\URVINE HOLDINGS\URVINE HOLDINGS\URVINE HOLDINGS\CONSTRUCTION DOCUMENTS\AS-101 SITE PLAN.DWG | PLOT DATE: 2/15/2021 2:07 PM | PLOTTED BY: MICHAEL BEDELL | COPYRIGHT 2016 MILLER ARCHITECTURAL CORPORATION ALL RIGHTS RESERVED

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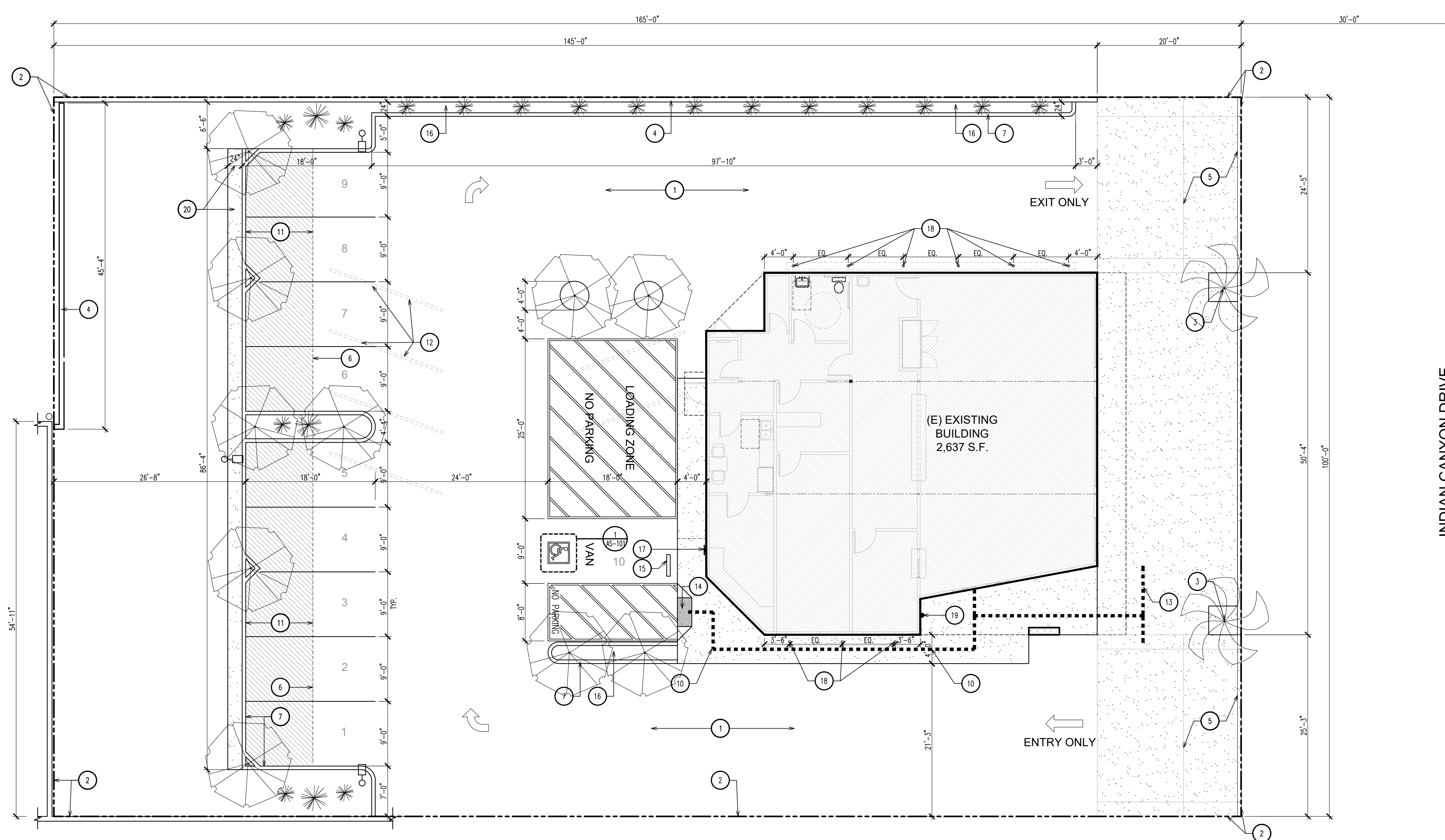


owner approval

initials	date	phase
	00/00/00	--

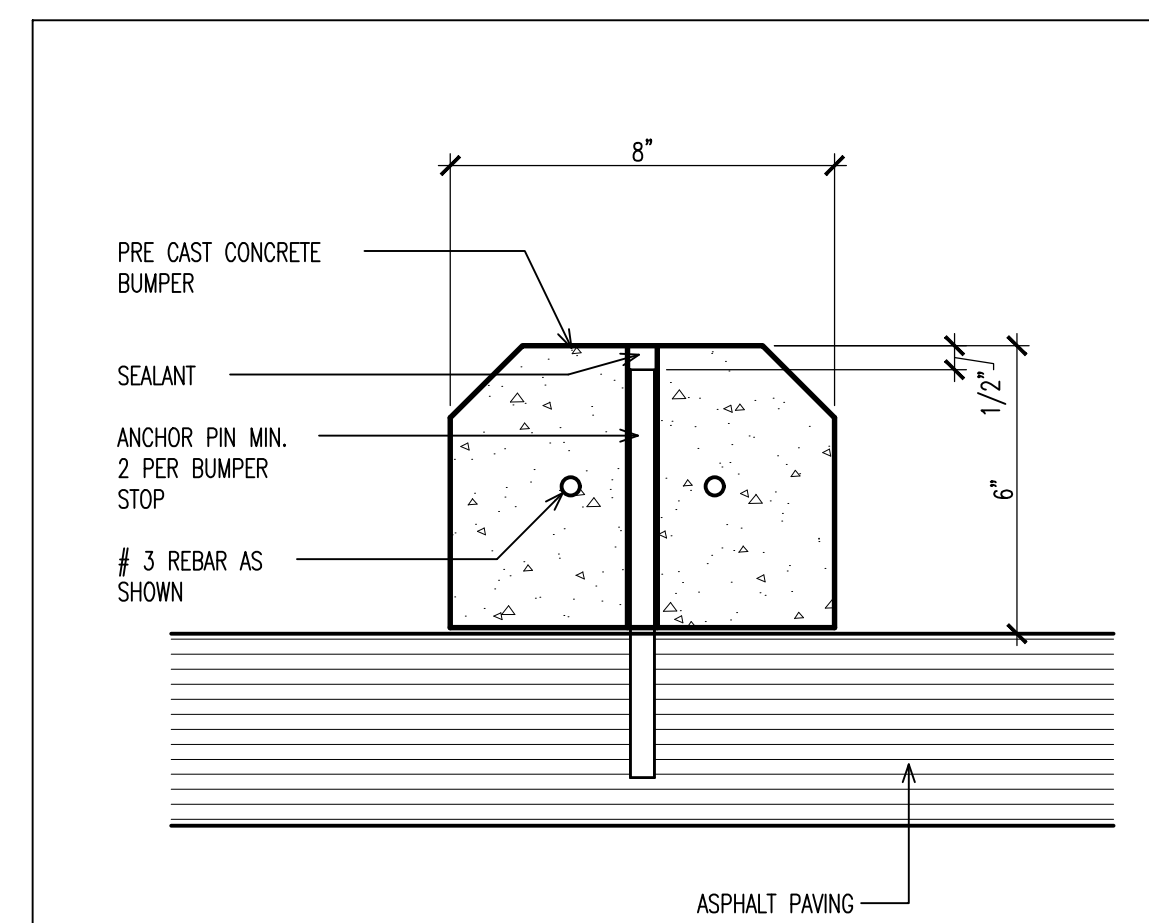
revisions/addenda

mark	date	comment
△	00/00/00	--
△	12/10/2020	PLAN CHECK CORRECTIONS



SITE PLAN

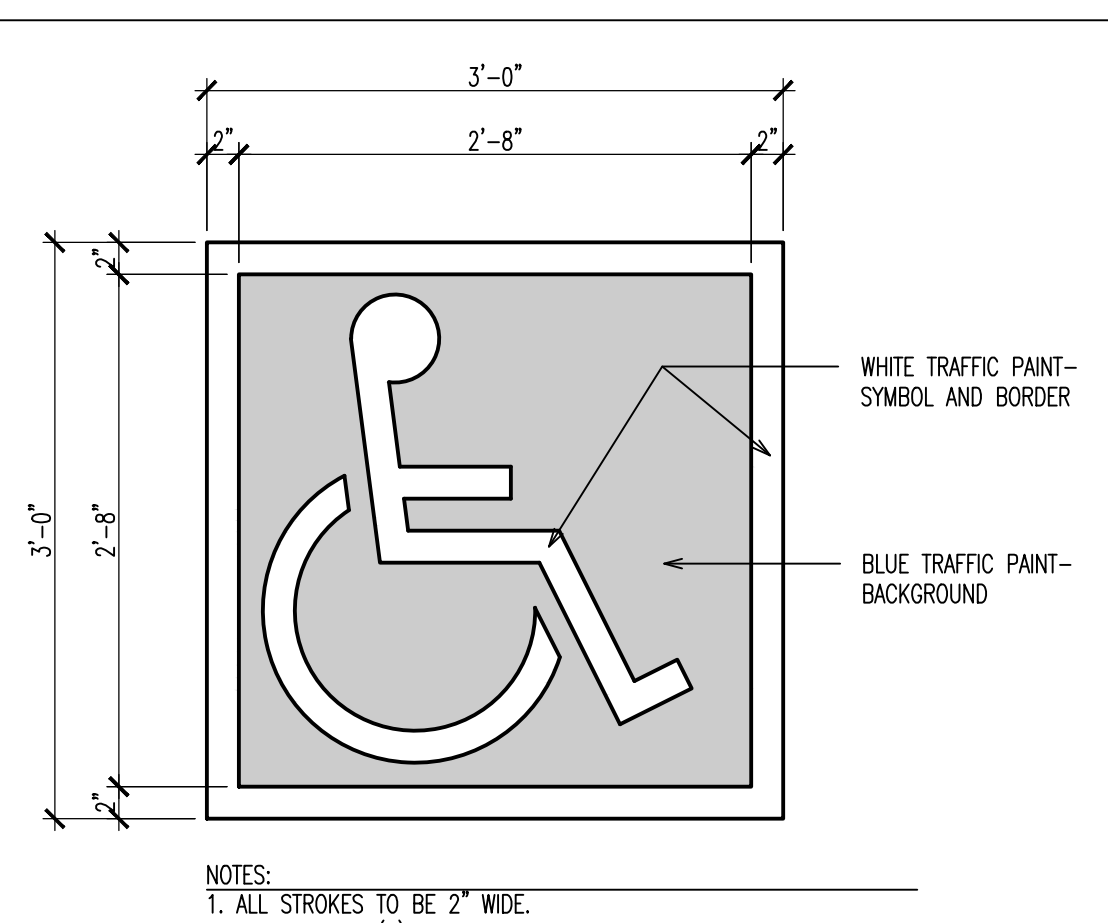
SCALE: 1/8" = 1'-0"



CONCRETE WHEEL STOP

SCALE: 3" = 1'-0"

2



HANDICAP PARKING SYMBOL

SCALE: 1" = 1'-0"

1

KEY NOTES:

- (E) ASPHALT CONCRETE PAVING
- (E) PROPERTY LINE
- (E) PALM TREES TO REMAIN
- (E) CMU WALL
- (E) CONCRETE ACCESS DRIVE
- (E) PAVING EDGE; T-GRIND & TACK COAT FOR RESURFACING
- 6" CONTINUOUS CONCRETE CURB
- C.M.U. SITE WALL MATCH EXISTING HEIGHT
- ACCESSIBLE RAMP TO WALK - 24/12 = 2" MAX.
- 4'-0" WIDE ACCESSIBLE CONCRETE WALK - ACCESSIBLE ROUTE
- ASPHALT PAVING TO MATCH EXISTING
- BLACKOUT (E) STRIPING & RE-STRIPE NEW PARKING PER PLAN
- PUBLIC WAY - SIDEWALK
- DETECTABLE WARNING SYSTEM W/ TRUNCATED DOMES
- WHEEL STOP - SEE DETAIL #2 THIS SHEET
- LANDSCAPE PLANTER - SEE GENERAL NOTE #2
- ACCESSIBILITY IDENTIFICATION SIGN PER SECTION 11B-502.6 - 11B-502.8
- IN-GROUND, UP-LIGHTING - SEE ELECTRICAL SITE PLAN E-2
- KNOX BOX - FIRE DEPARTMENT RAPID ACCESS SYSTEM
- PROVIDE 2'-0" CONCRETE WALK ADJACENT TO END PARKING PER 93.06.00(E)(13)

GENERAL NOTES:

- CONTRACTOR TO SITE VERIFY ALL EXISTING ELEMENTS ALONG PATH OF TRAVEL INCLUDING PAVING, WALKS, AND RAMPS FOR ACCESSIBILITY COMPLIANCE
- ACCESSIBLE PATH OF TRAVEL FROM PUBLIC SIDEWALK TO BUILDING ENTRANCES, BETWEEN BUILDING ENTRANCES AND TO COMMON USE AREAS TO COMPLY WITH THE FOLLOWING CRITERIA:
MAX SLOPE IN DIRECTION OF TRAVEL: 5%
MAC CROSS SLOPE: 2%
- PARKING DATA:
PARKING REQUIRED - 2,637/300 = 8.79 SPACES
HANDICAP PARKING PER TABLE 11B-208.2
1 TO 25 = 1 ACCESSIBLE PARKING SPACE
- PARKING PROVIDED: 10 SPACES
9 STANDARD SPACES
1 VAN ACCESSIBLE SPACE
- THE LANDSCAPE PLAN WILL UTILIZE A VARIETY OF DESERT LANDSCAPING TO INCLUDE ACACIA AND PALO VERDE TREES FOR PARKING LOT SHADING AS INDICATED ON THE SITE PLAN. SHRUBS & GROUND COVER SHALL BE DROUGHT RESISTANT AND CONSIST OF SAGE, OCOTILLO, AGAVE AND LANTANA.



UNDERGROUND SERVICE ALERT
CALL 818 BEFORE YOU DIG

CO-DVLP DISPENSARY
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APN: 513-081-011

COMMUNITY DEVELOPMENT LLC.
92 CORPORATE DRIVE
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PHONE:

project information

PROJECT NO: 1800102.RA
DWG FILE: AS-101 SITE PLAN.DWG
DRAWN BY: MLB
CHECKED BY: GWM
DRAWING SCALE: AS NOTED
DATE: 11/20/2020

sheet name

SITE PLAN

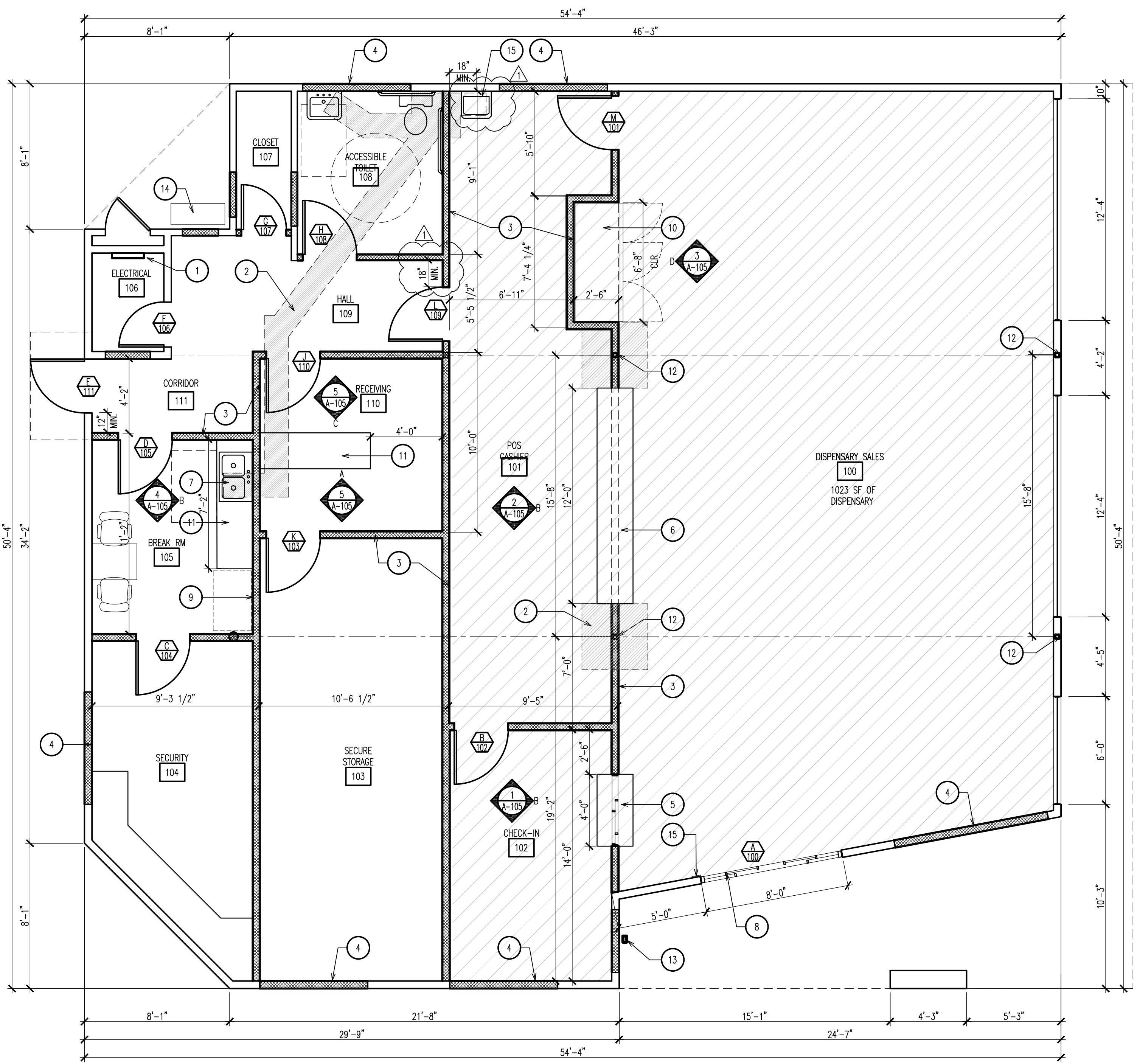
sheet number

AS-101

SHEET #### OF XX SHEETS

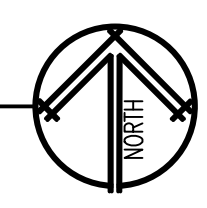
DRAWING NAME: 21/PROJECTS/2018 PROJECTS/IRVINE HOLDINGS WOLIN PALM SPRINGS DISPENSARY 1800102.RA DRAWINGS/CONSTRUCTION DOCUMENTS/101 REMODEL FLOOR PLANNING | PLOT DATE: 12/22/2020 2:56 PM | PLOTTED BY: MICHAEL BEDELL | COPYRIGHT 2016 MILLER ARCHITECTURAL CORPORATION ALL RIGHTS RESERVED

- LOCAL REGULATION & BUILDING CODE NOTES:**
- SEE ADDITIONAL ADA ACCESSIBLE NOTES AND DETAILS ON SHEET A-501
 - PROVIDE A LEVEL FLOOR OR LANDING ON EACH SIDE OF ALL DOORS. THE FLOOR OR LANDING IS TO BE $\leq \frac{3}{8}$ " LOWER THAN THE DOORWAY THRESHOLD, SEC. 11B-404.2.5.
 - CONFIRM ALL EXISTING PATH OF TRAVEL INCLUDING WALKS, CURBS, RAMP, ETC., ARE COMPATIBLE WITH ACCESSIBILITY STANDARDS. SEE 7/A-501
 - PROVIDE SIGNAGE REQUIREMENTS PER SECTIONS 11B-216 AND 11B-703. SEE DETAIL 2 & 3 THIS SHEET AND 5/A-501.
 - ENTRANCES AND WINDOWS MUST BE ILLUMINATED DURING EVENING HOURS. PER PSMC 5.55.210 #10
 - THE HIGHEST AND LOWEST OPERABLE PARTS OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN 48" OF THE FLOOR BUT NOT LOWER THAN 15" FOR FORWARD APPROACH (OR WITHIN 54" BUT NOT LOWER THAN 9" IF SIDE APPROACHED). ELECTRICAL AND COMMUNICATION SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15" ABOVE THE FLOOR. PER CBC SECTION 11B-308. SEE 3/A-501



REMODEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
THE HATCHED AREA REPRESENTS THE EXTENT OF THE "DISPENSARY AREA" AND IS 1,486 SF. ALL OTHER AREAS ARE ANCILLARY SPACES, STORAGE, TOILETS, ELECTRICAL ROOM ARE NOT PART OF THE DISPENSING OPERATION.

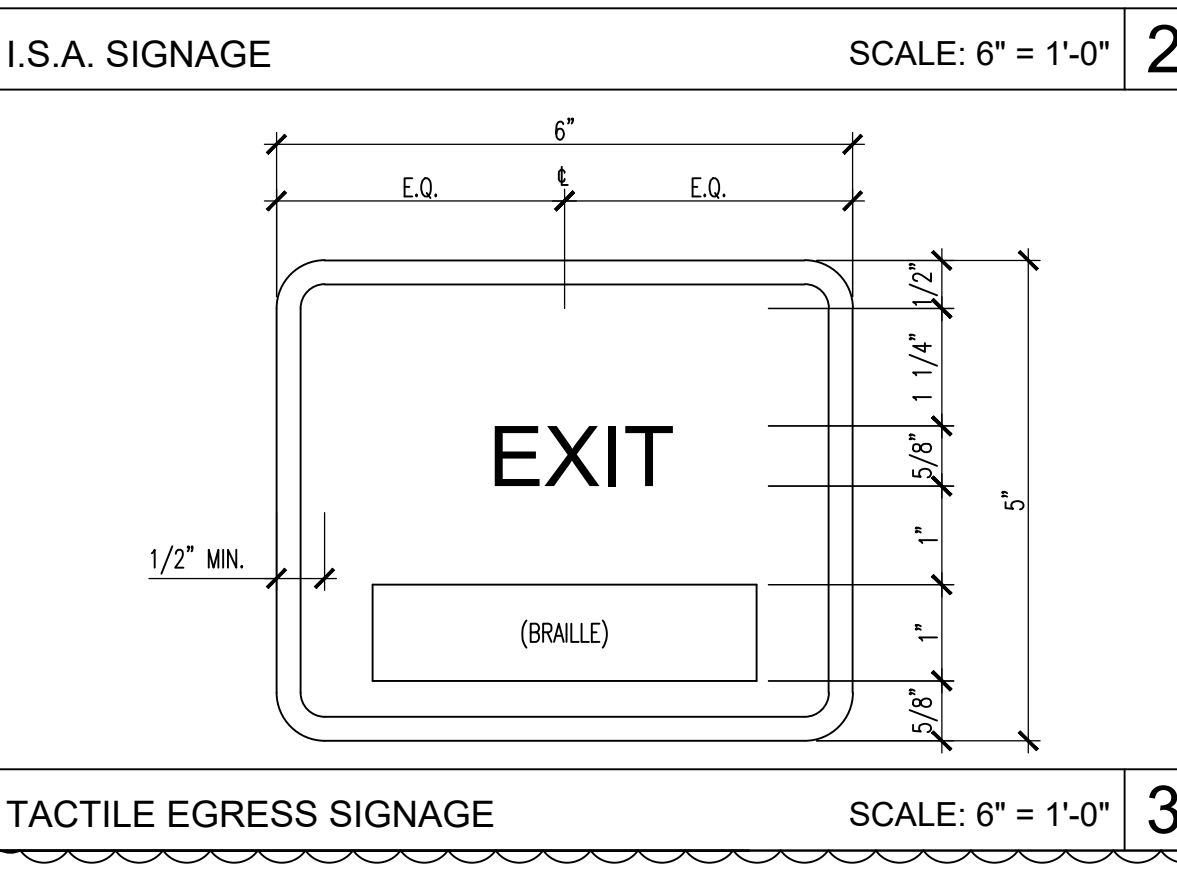
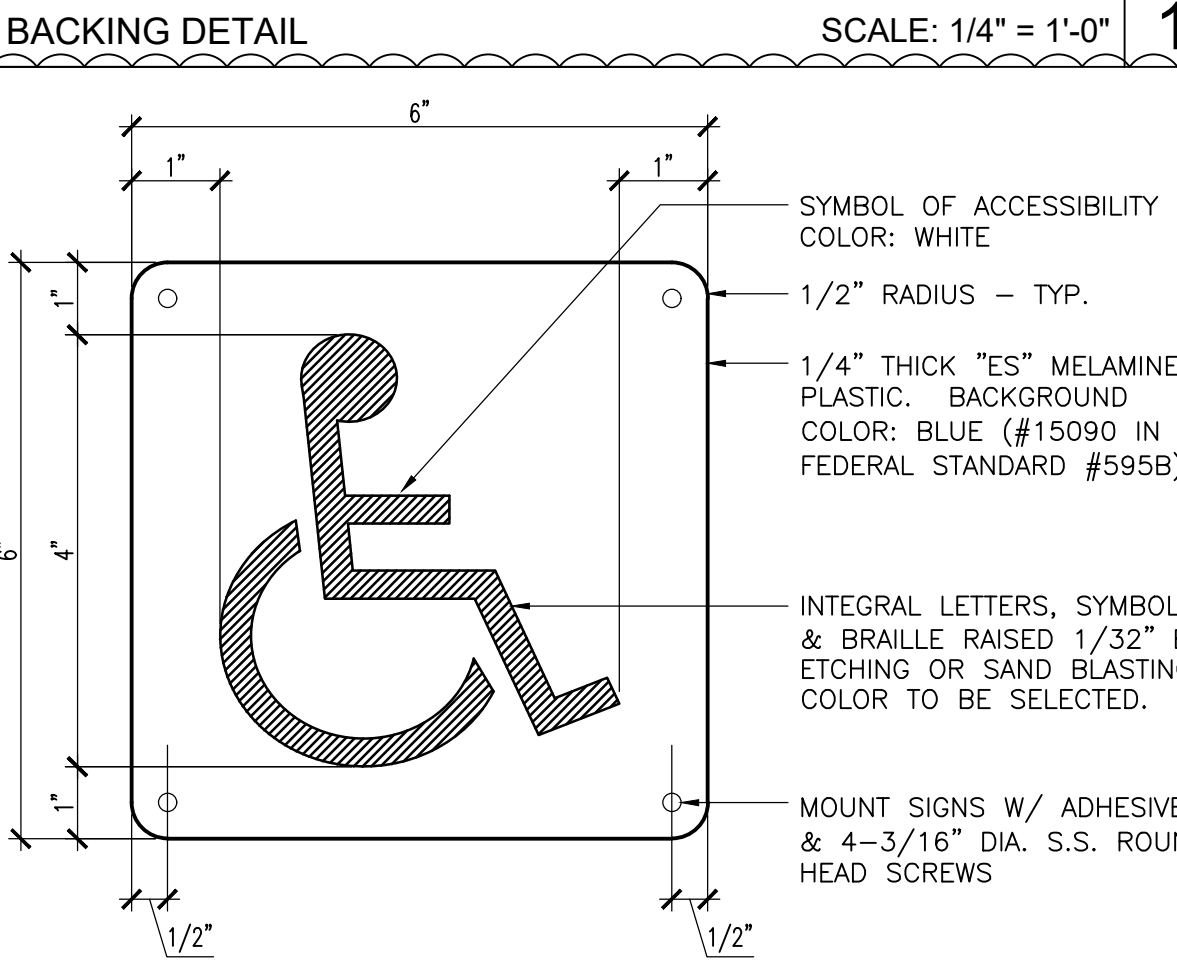
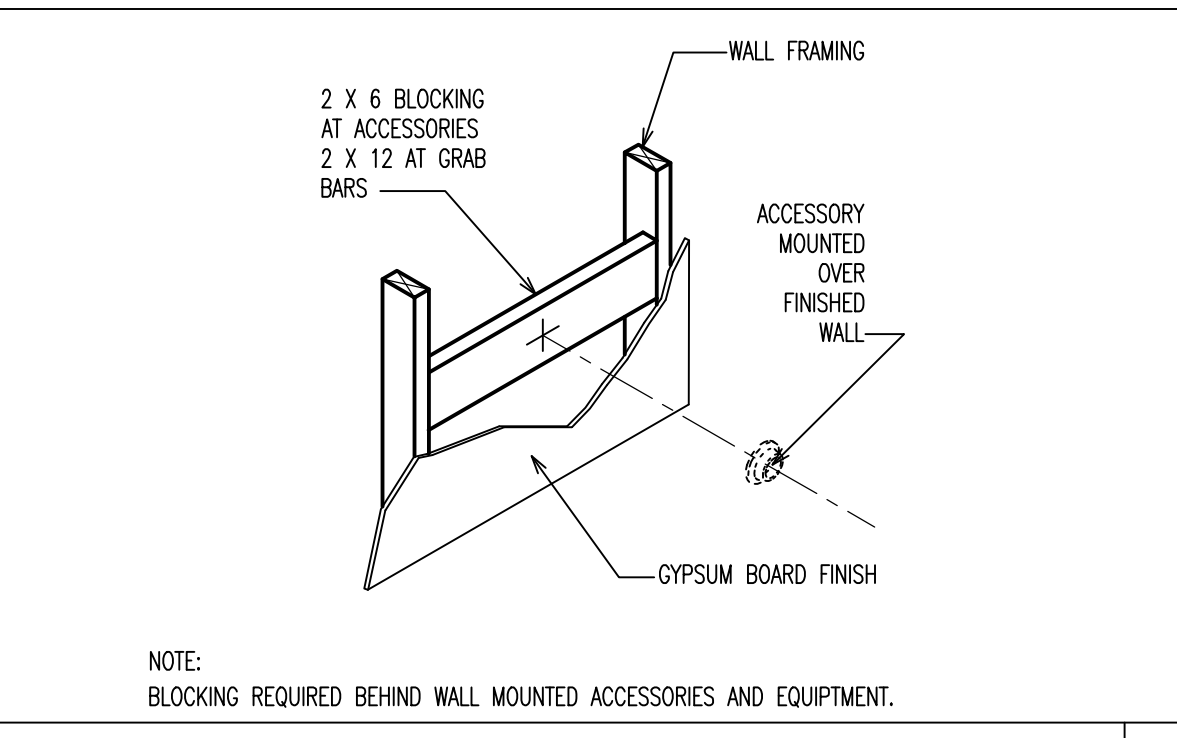


- GENERAL NOTES:**
- SEE DETAIL 1 THIS SHEET FOR TYPICAL ACCESSORY MOUNTING BLOCKING.
 - VERIFY EXISTING CONSTRUCTION WITHIN SCOPE OF WORK TO ENSURE CONFORMANCE WITH NOTED RATINGS AND LOCAL CODES. RETROFIT NONCONFORMING CONSTRUCTION AS REQUIRED.
 - ALL NEW WORK SHALL CONFORM TO BUILDING STANDARD, UNLESS NOTED OTHERWISE.
 - PREPARE ALL SURFACES AS REQUIRED TO RECEIVE NEW FINISH.
 - FINISH: PREPARE SUB-FLOOR AND LEAVE IN BROOM CLEAN CONDITION IN ORDER TO RECEIVE STAIN/SEAL FINISH. FLOOR SHALL BE LEVEL AND FREE OF DIPS, DIMPLES AND JOINTS THAT WOULD SHOW THROUGH FINISHED INSTALLATION.

- KEY NOTES:**
- NEW 40A ELECTRICAL SERVICE - SEE ELECTRICAL DRAWINGS
 - CONCRETE PATCH LEVEL AND FINISH TO MATCH ADJACENT SLAB
 - 2x4 WOOD STUD WALL @ 24" O.C. W/ 5/8" GYP. BD. BOTH SIDES (INTERIOR)
 - 2x4 WOOD STUD IN-FILL @ 16" O.C. W/ 5/8" GYP. BD. & FIN. TO MATCH EXISTING. (EXTERIOR)
 - ACCESSIBLE COUNTER AT 34" AFF W/ PASS THROUGH WINDOW HEAD HEIGHT @ 8'-0" AFF
 - ACCESSIBLE COUNTER AT 34" AFF - HEAD HEIGHT @ 8'-0" AFF
 - TWO COMPARTMENT SINK W/DISPOSAL ON LAMINATE COUNTER & BASE PER OWNER SELECTION.
 - AUTOMATED SLIDING ENTRANCE DOOR
 - WATER CONNECTION FOR REFRIGERATOR
 - RECESS NICHE FOR "TRUE" REACH-IN GLASS SWING DOOR REFRIGERATOR
 - PLASTIC LAMINATE COUNTER @ 34" AFF W/BASE CABINETS PER OWNER SELECTION
 - HSS 3 X 3 X 3/16 PER FOUNDATION PLAN SHEET S-102
 - KNOX BOX
 - EXTERIOR SWITCHGEAR CABINET
 - TACTILE EGRESS SIGNAGE
 - SERVICE SINK

LEGEND: NOTE: SEE DOOR SCHEDULE SHEET A-104

- EXISTING WALLS
- NEW STEEL STUD WALLS & IN-FILL WALLS
- PATCH CONCRETE SLAB AT NEW SEWER LINE AND NEW ISOLATED FOOTING LOCATIONS. LEVEL & FINISH TO MATCH ADJACENT SLAB.
- WALL LETTER
- INTERIOR ELEVATION SHEET NUMBER
- DOOR LETTER
- ROOM NUMBER
- WINDOW TYPE



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owner approval

initials	date	phase
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revisions/addenda

mark	date	comment
△	00/00/00	--
△	12/10/2020	PLAN CHECK CORRECTIONS

CO-DVLP DISPENSARY
317 N. INDIAN CANYON DRIVE
PALM SPRINGS, CA 92262
APN: 513-081-011

COMMUNITY DEVELOPMENT LLC.
92 CORPORATE DRIVE
IRVINE, CA 92606
CONTACT: NICK WOLLIN
PHONE:

project information

PROJECT NO: 1800102.RA
DWG FILE: A-101 REMODEL FLOOR PLANNING
DRAWN BY: MLB
CHECKED BY: GWM
DRAWING SCALE: 1/4" = 1'-0"
DATE: 11/20/2020

sheet name

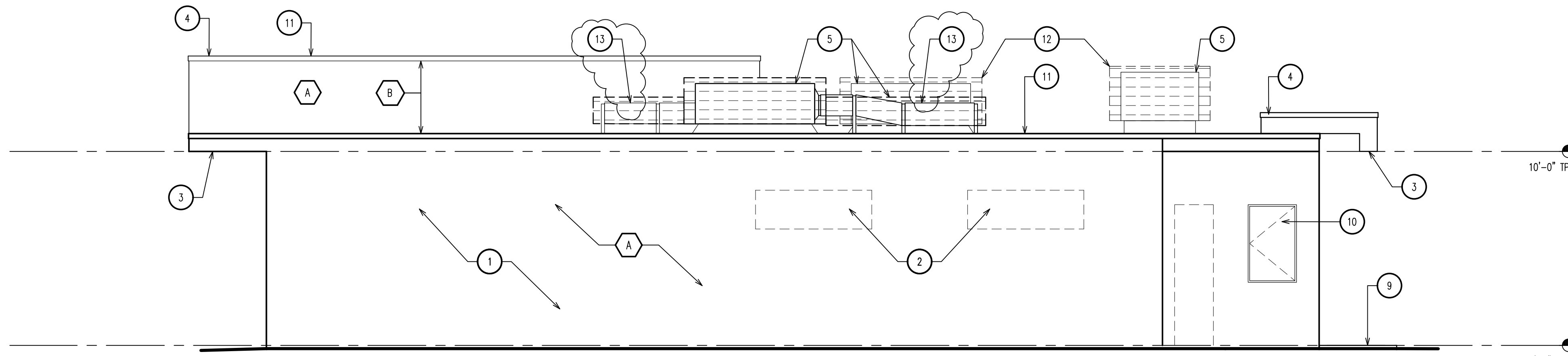
REMODEL FLOOR PLAN

sheet number

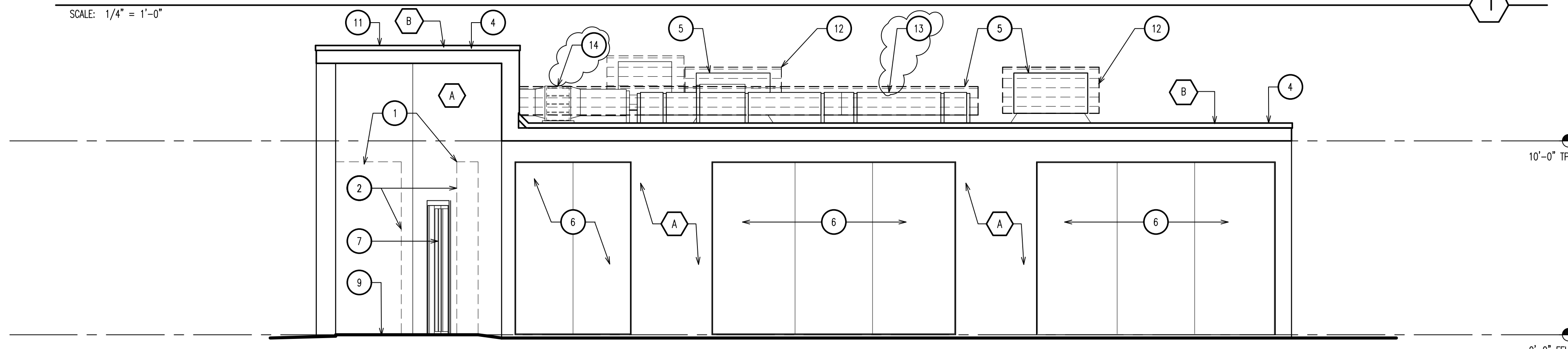
A-101

SHEET ##### OF XX SHEETS

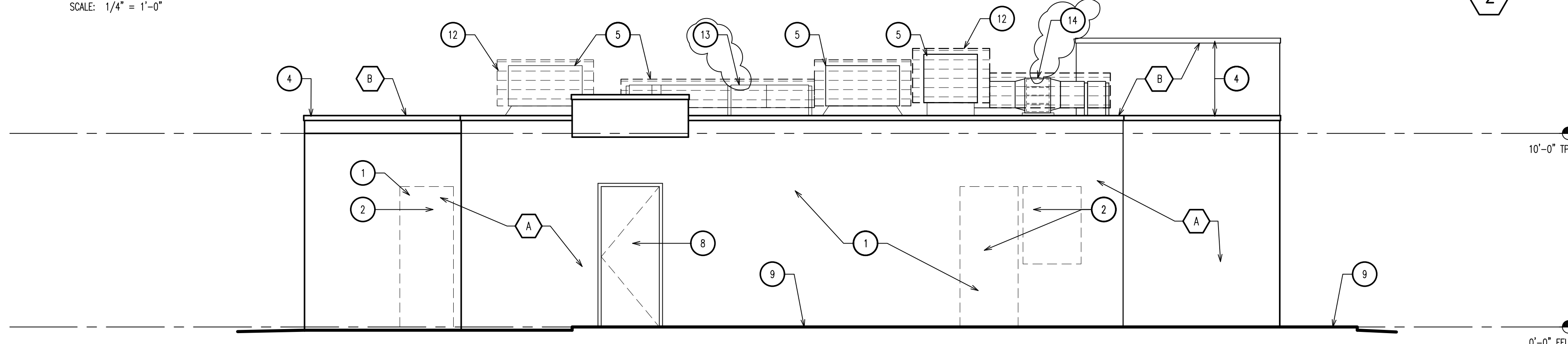
DRAWING NAME: Z:\PROJECTS\2018 PROJECTS\URM HOLDINGS\WOLIN PALM SPRINGS DISPENSARY\180102\RA\DRAWINGS\CONSTRUCTION DOCUMENTS\1-201 EXTERIOR ELEVATIONS.DWG | PLOT DATE: 2/16/2021 5:52 PM | PLOTTED BY: MICHAEL BEDELL | COPYRIGHT 2016 MILLER ARCHITECTURAL CORPORATION. ALL RIGHTS RESERVED.



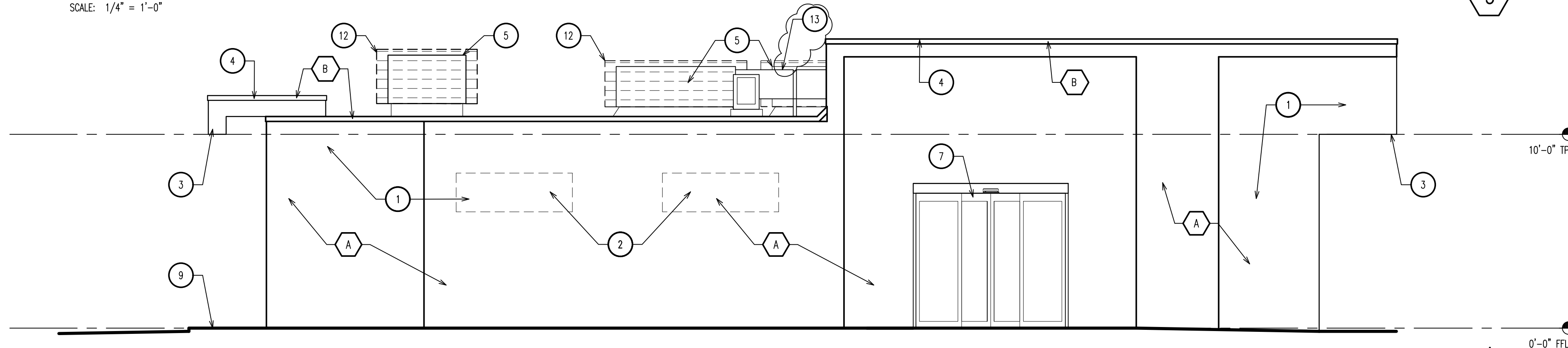
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

KEY NOTES: (X)

1. PATCH & REPAIR STUCCO WHERE REQUIRED.
2. (E) OPENING W/2x FRAME IN-FILL @ 16" O.C. W/ STEEL TROWEL SMOOTH STUCCO FIN. TO MATCH
3. (E) OVERHANG
4. (E) METAL DRIP EDGE, REPAIR/REPLACE AS REQUIRED.
5. MECHANICAL UNITS TO BE REPLACED WITH NEW EQUIPMENT. SEE MECHANICAL DRAWINGS
6. FRAME-LESS GLASS BUTT-GLAZED WITH VERTICAL JOINTS AS REQUIRED.
7. AUTOMATIC ALUMINUM SLIDING ENTRY DOOR - ASSA ABLOY SL500
8. NEW INSULATED S.C. METAL DOOR
9. CONCRETE WALK ACCESSIBLE ROUTE
10. ELECTRICAL METER LOCATION
11. (E) ROOF TO BE REPAIRED/REPLACED AS REQUIRED FOR NEW EQUIPMENT
12. 'ENVISOR' ROOFTOP MECHANICAL SCREEN BY 'CITYSCAPES'
13. EXPOSED GALV. DUCTING PER SHEET M-1
14. FILTER HOUSING PER SHEET M-1

EXTERIOR COLOR SCHEDULE: (X)

- A. 'LA HABRA' 'SILVER GRAY' SMOOTH STUCCO FINISH
- B. BLACK ANODIZED FINISH



architecture
interiors
planning

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Redlands, CA 92374
Phone: (909) 335-7400
Fax: (909) 335-7299
info@miller-aip.com



owner approval

initials	date	phase
	00/00/00	--

revisions/addenda

mark	date	comment
△	00/00/00	--
△	12/10/2020	PLAN CHECK CORRECTIONS

CO-DVLP DISPENSARY
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project information

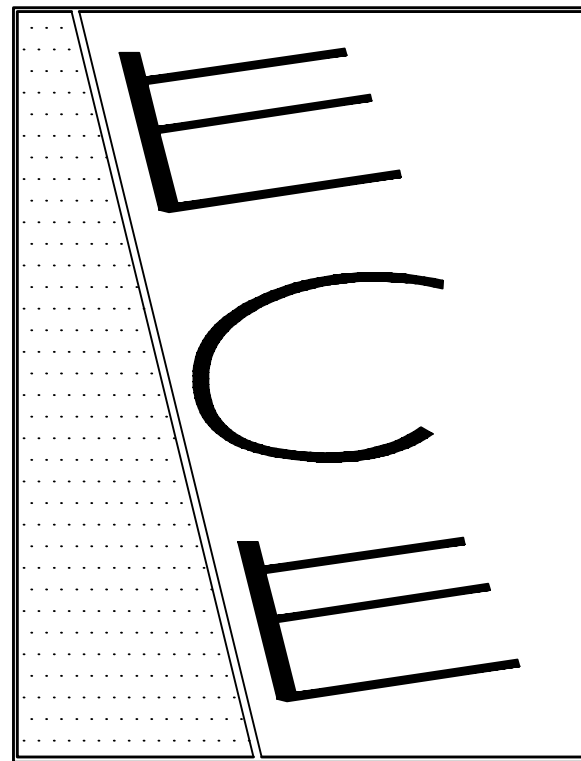
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DWG FILE: A:\01 EXTERIOR ELEVATIONS.DWG
DRAWN BY: MLB
CHECKED BY: GWM
DRAWING SCALE: 1/4" = 1'-0"
DATE: 11/20/2020

sheet name

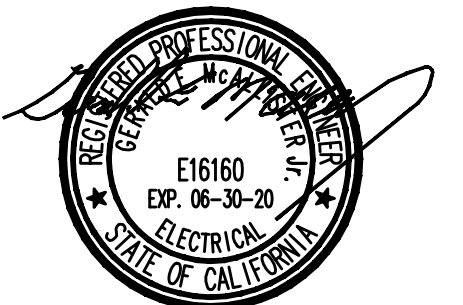
**EXTERIOR
ELEVATIONS**

sheet number

A-201



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 sv.ah@earthlink.net



owner approval
 initials date phase

#	date	comment
1	12/10/20	1st PLAN CHECK

CO-DVLP DISPENSARY
 317 N. INDIAN CANYON DRIVE
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 APN: 513-081-011

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 92 CORPORATE DRIVE
 IRVINE, CA 92606
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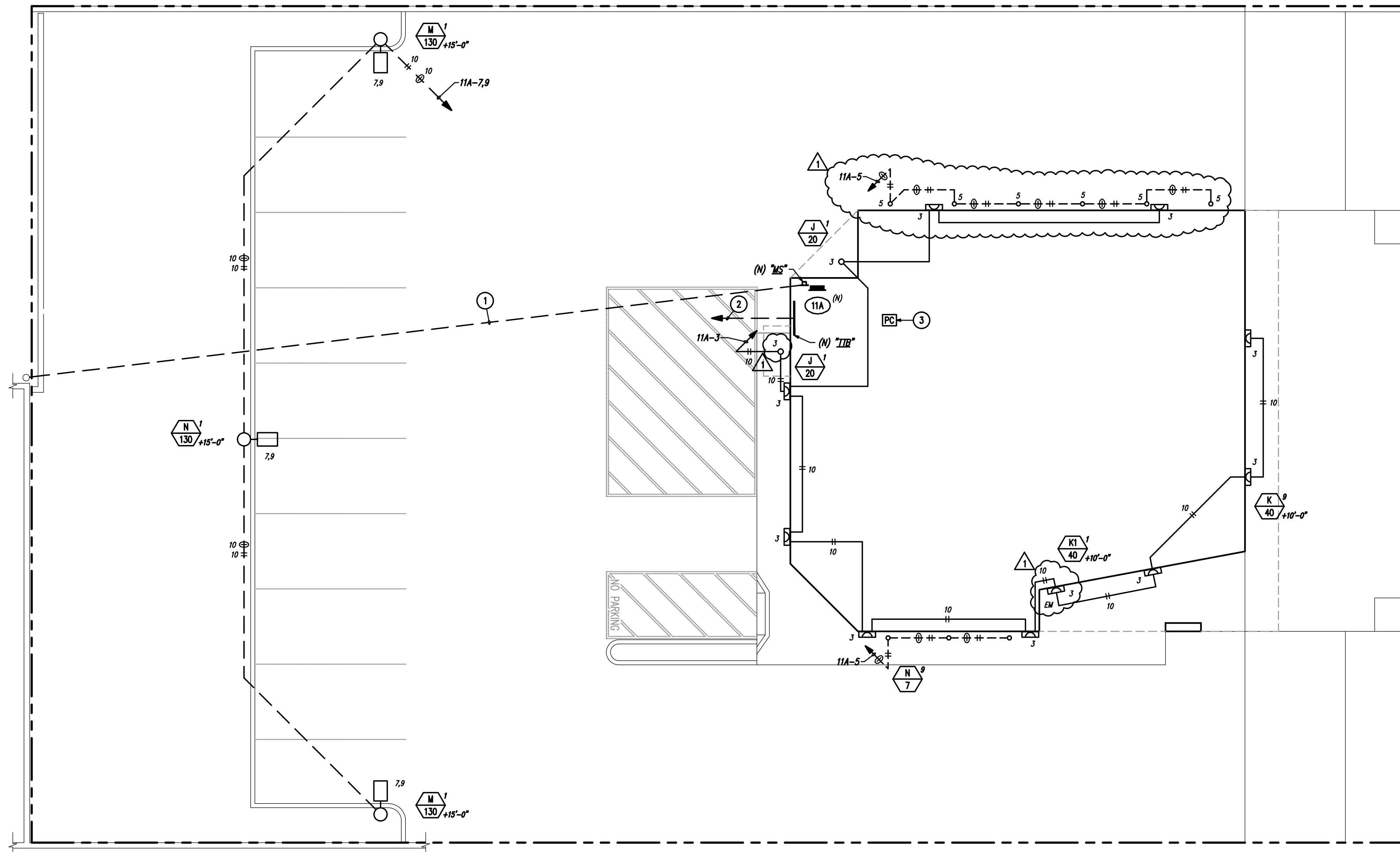
project information
 PROJECT NO: 9009
 DWG FILE:
 DRAWN BY: A.W.H.
 CHECKED BY: G.E.M.
 DRAWING SCALE: AS NOTED
 DATE: 06-27-19

sheet name
ELECTRICAL SITE PLAN

sheet number

E-2

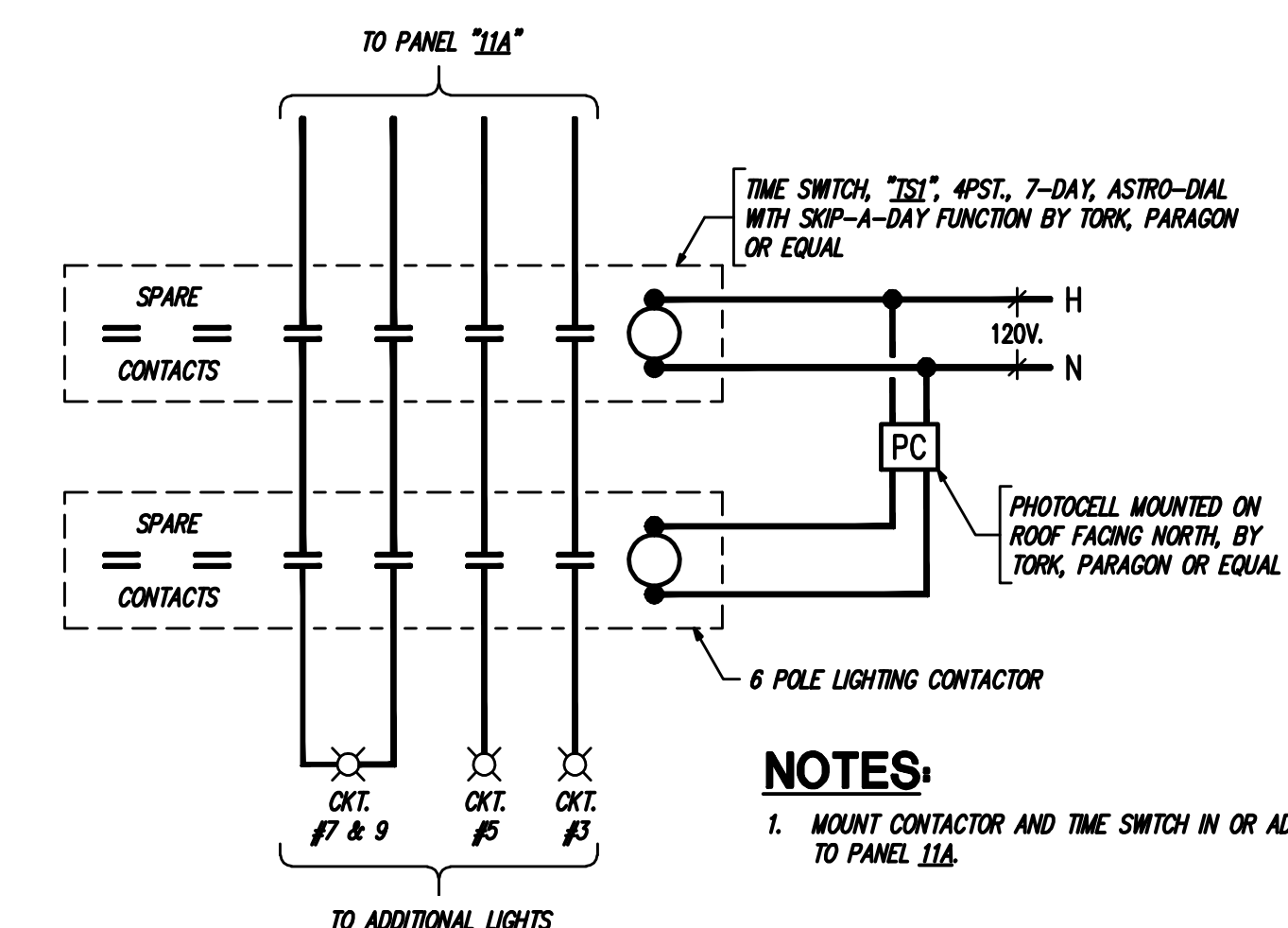
SHEET 2 OF 11 SHEETS



ELECTRICAL SITE PLAN
 SCALE: 1/8" = 1'-0"

KEYNOTES:

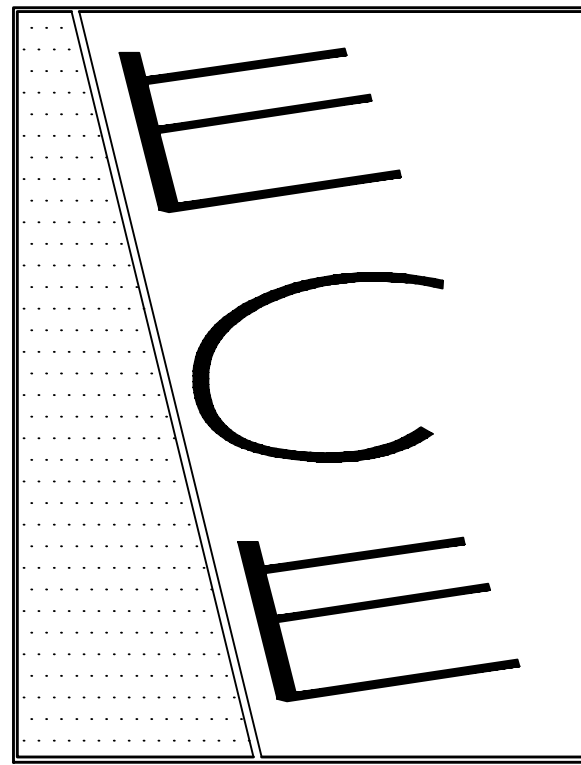
- 1 NEW PROPOSED UNDERGROUND UTILITY COMPANY POINT OF CONNECTION. VERIFY EXACT LOCATION OF CONNECTION WITH SERVING UTILITY COMPANY PRIOR TO INSTALLATION. REFERENCE GENERAL NOTES, SHEET E-1, FOR ADDITIONAL INFORMATION.
- 2 TO NEW TELEPHONE COMPANY POINT OF CONNECTION. VERIFY EXACT LOCATION OF CONNECTION WITH SERVING UTILITY COMPANY PRIOR TO INSTALLATION. REFERENCE GENERAL NOTES, SHEET E-1, FOR ADDITIONAL INFORMATION.
- 3 PHOTOCELL IS LOCATED ON ROOF. REFERENCE "EXTERIOR LIGHTING CONTROL DIAGRAM", THIS SHEET, FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



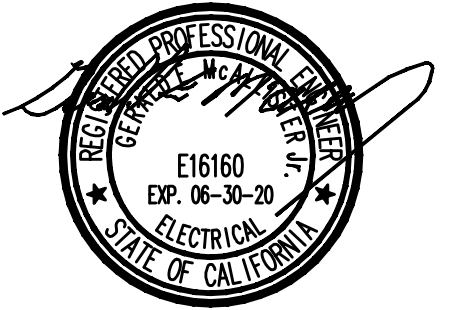
NOTES:

1. MOUNT CONTACTOR AND TIME SWITCH IN OR ADJACENT TO PANEL 11A.

EXTERIOR LIGHTING CONTROL DIAGRAM
 NO SCALE



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owner approval
 initials date phase

revisions/addenda
 # date comment
 1 12/10/20 1st PLAN CHECK

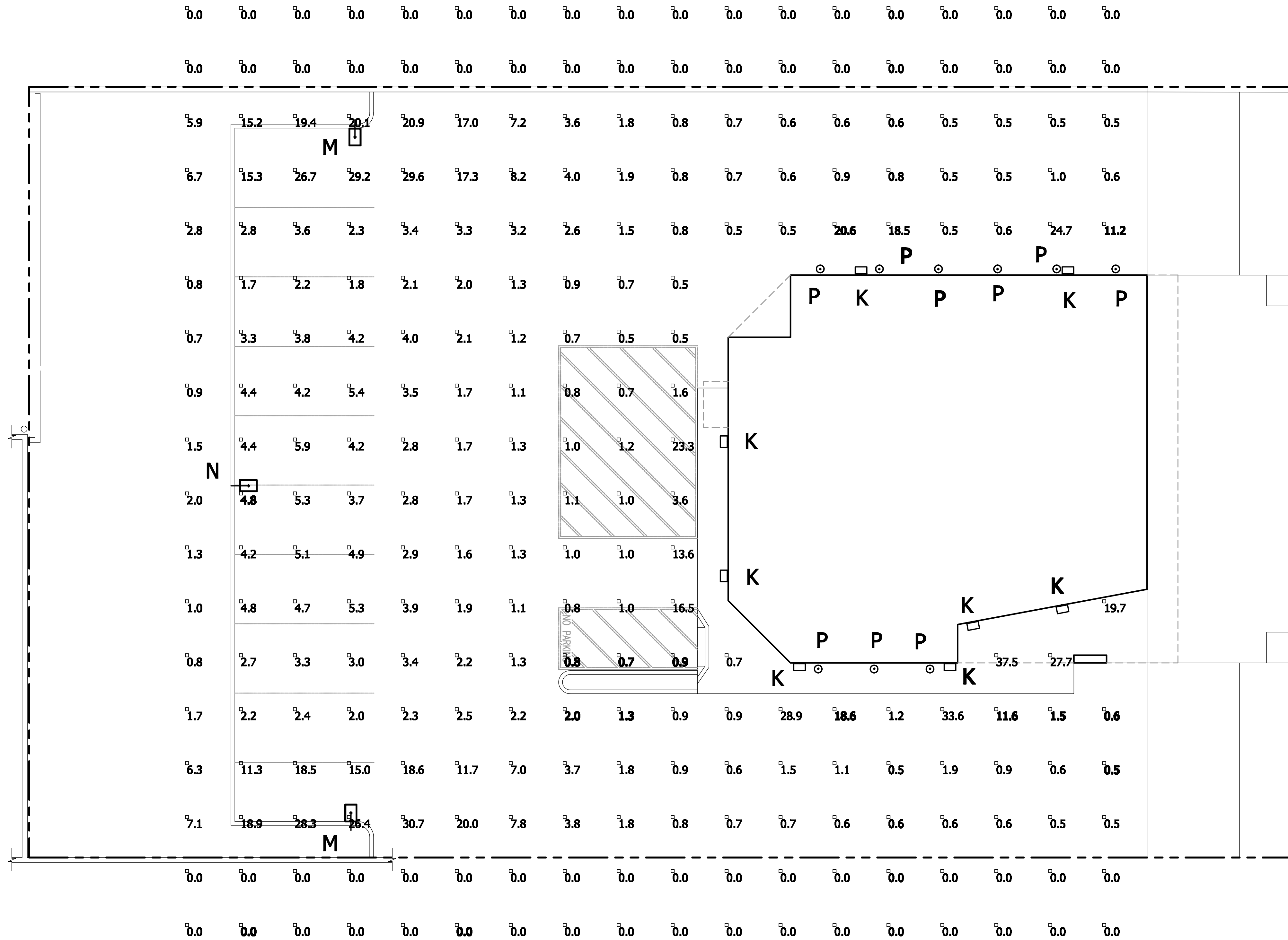
project information
 PROJECT NO: 9009
 DWG FILE:
 DRAWN BY: A.W.H.
 CHECKED BY: G.E.M.
 DRAWING SCALE: AS NOTED
 DATE: 06-27-19

sheet name
 SITE
 PHOTOMETRIC
 PLAN

sheet number
 E-2A

CO-DVLP DISPENSARY
 317 N. INDIAN CANYON DRIVE
 PALM SPRINGS, CA 92262
 APN: 513-081-011

COMMUNITY DEVELOPMENT LLC.
 82 CORPORATE DRIVE
 IRVINE, CA 92606
 CONTACT: NICK WOLLIN
 PHONE:



SITE PHOTOMETRIC PLAN
 SCALE: 1/8" = 1'-0"

Luminaire Schedule						
Symbol	Qty.	Label	Arrangement	Lumens	L.L.F.	Description
□	8	K	Single	-1	0.800	WLP31-40W
□	2	M	Single	-1	0.800	OSQ-A-NM-WSN-K-40K-UL-BK-ML/OSQ-BLSMF
□	1	N	Single	-1	0.800	OSQ-A-NM-4ME-K-40K-UL-BK-ML/OSQ-BLSMF
○	9	P	Single	-1	0.800	AR-LED-TR-e66-WFL-12

Numeric Summary							
Label	Calc. Type	Units	Avg.	Max.	Min.	Avg./Min.	Max./Min.
Calc. Points	Illuminance	Fc	3.92	37.5	0.5	N.A.	N.A.

Photometric data used is based on established IES procedures and published lamp ratings. Pt. x pt. values shown are horizontal illuminance at grade (single-plane), in footcandles. The Light Loss Factor (LLF) used is essentially industry standard. Field performance will depend on actual lamp, ballast, electrical, and site characteristics. Luminaire height shown is approximate overall mounting height above finished grade, unless noted otherwise.