



# **ARCHITECTURAL ADVISORY COMMITTEE MEMORANDUM**

DATE: June 7, 2021

NEW BUSINESS

SUBJECT: REQUEST BY BRENDA AYALA, ON BEHALF OF EL SALVADOR CAFÉ, FOR MINOR ARCHITECTURAL REVIEW APPROVAL TO INSTALL A 256-SQUARE-FOOT CANOPY STRUCTURE AND A RAILING FOR AN OUTDOOR DINING AREA EXPANSION AT AN EXISTING RESTAURANT LOCATED WITHIN THE SUNRISE SQUARE SHOPPING CENTER AT 1750 NORTH SUNRISE WAY SUITE F-2 (APN: 501-600-013), ZONE CDN, SECTION 2 (CASE 3.1870 MAA). (NK)

FROM: Development Services Department

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## SUMMARY:

This is a request for Minor Architectural (MAA) approval for the installation of a metal canopy structure and a railing for the expansion of an outdoor dining area at El Salvador Café located within the Sunrise Square Shopping Center.

## ISSUES:

1. The color palette of the Sunrise Square Shopping Center consists of earth-tone colors such as white, beige, and brown, and the proposed blue shade sails create striking color contrast against the building background.
2. The subject business is closely located to another restaurant, Loco Charlie, which provides an outdoor dining area developed with a canopy structure and a railing. The proposed canopy design is not identical to the one installed at Loco Charlie. Although City documents verify that the railing at Loco Charlie is permitted, there is no permit or approval record for the canopy.

## RECOMMENDATION:

That the Architectural Advisory Committee (AAC) recommend approval of the proposed project to the development Services Director subject to the following conditions of approval:

1. The proposed shade sails shall be desert-neutral in color so that they will be compatible with the colors found at the Sunrise Square Shopping Center.
2. Specifications such as color, height, tubing size, and spacing, as well as the projection of the proposed railing shall be consistent with the one installed at the Loco Charlie restaurant.

**BACKGROUND INFORMATION:**

The project site is a part of the Sunrise Square Shopping Center, which is located at the northwest corner of East Vista Chino and North Sunrise Way. The entire shopping center consists of 16 parcels, and it is roughly divided into two sections by a common driveway. The project site is one of the in-line tenant spaces located in the southern portion of the shopping center.



*Image 1.1. Context Map*



*Image 1.2 Project Site – Storefront View*

The architectural style of the shopping center is contemporary, and it exhibits Spanish-style accents such as terra cotta roofs and exposed wood beams, columns, and rafter tails. The color palette of the building consists of earth-tone colors such as white and brown. The project site is an in-line tenant space situated between a nail salon and a restaurant. The tenant space currently consists of 1,152 square feet of indoor space and an 806-square-foot outdoor patio dining area.

<i>Neighborhood Meeting/Notification</i>	
06/03/2021	Agenda posting and distribution to neighborhood organizations within a 1-mile radius of the subject parcel.

<i>Field Check</i>	
05/19/2021	Staff conducted a site visit to confirm the condition of the site.

**DETAILS OF APPLICATION REQUEST:**

<i>Site Area</i>	
Net Acres	0.65 Acre

<i>Surrounding Property</i>	<i>Existing Land Use Per Chapter 92</i>	<i>Existing General Plan Designation</i>	<i>Existing Zoning Designation</i>
Subject Property	Restaurant/Multi-Tenant Commercial/Service (Sunrise Square Shopping Center)	MU (Mixed Use/Multi-Use)	CDN (Designed Neighborhood Shopping Center Zone)
North	Commercial (Sunrise Square Shopping Center)	MU	CDN
South	Commercial (Sunrise Square Shopping Center)	MU	CDN
East	Commercial (Sunrise Square Shopping Center)	MU	CDN
West	Single-Family Residences	VLDR (Very Low Density Residential)	R-1-C (Single-Family Residential)

<i>General Plan Areas or Master Plan Areas</i>	<i>Compliance</i>
Mixed/Multi-Use Area (see pages 2-30 to 2-33 of Land Use Element)	Y

The MU General Plan land use designation area is intended for, “...*community-serving retail commercial, professional offices, service businesses, restaurants, daycare centers, public and quasi-public uses.*” The application was submitted for an existing restaurant, which occupies one of the tenant spaces at the Sunrise Square Shopping Center. The maximum allowable intensity in the MU land use designation area is 0.50 FAR. The tenant information provided by the applicant states that the total building floor area of the southern portion of the shopping center is approximately 55,291 square feet (1.27 acres). Since the southern portion of the shipping center is approximately 8 acres in area, the proposed project meets the intensity requirement.

**PROPOSED PROEJCT:**

The project proposes a 256-square-foot (16’ x 16’) expansion to the existing 806-square-foot outdoor dining area. The extended outdoor dining space will accommodate a metal canopy and railing.

Site Design:

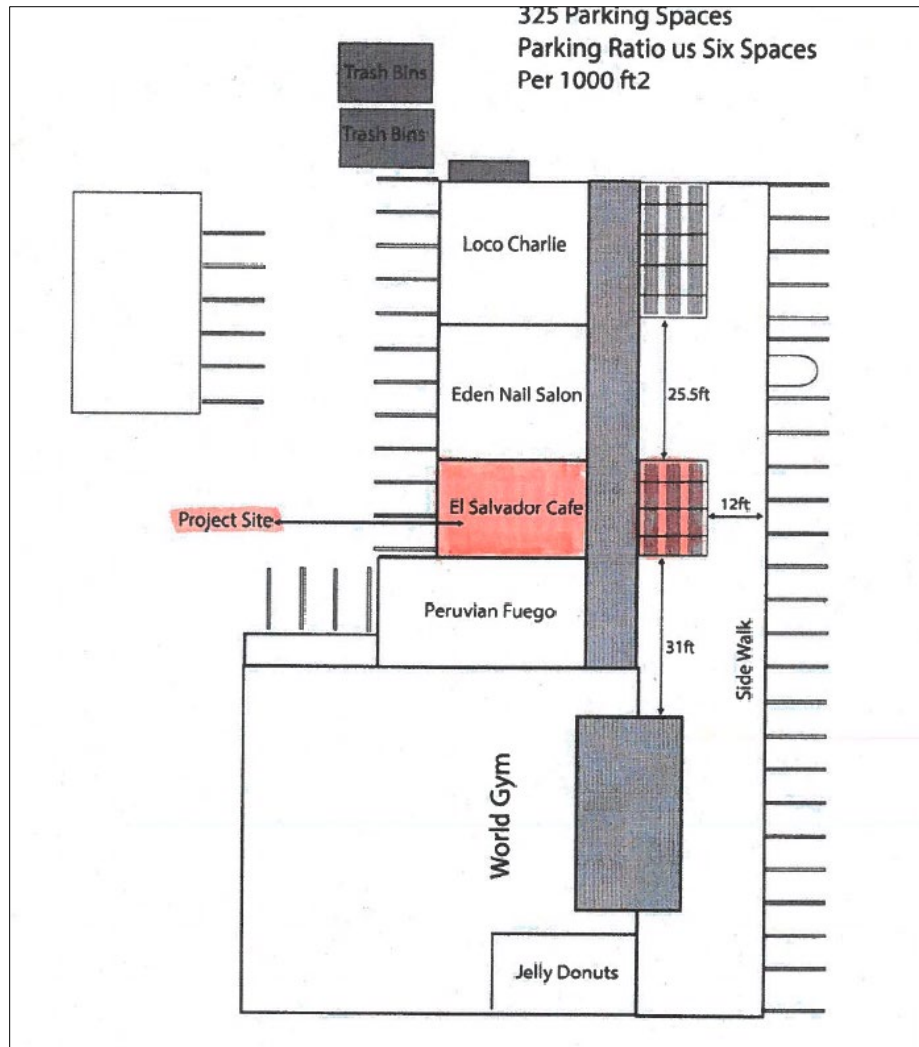


Image 1.3 Site Plan

As shown in Image 1.3 above and Image 1.5 below, the proposed metal canopy will project from the existing outdoor patio railing towards the parking lot by 16 feet with a 12-foot clearance between the canopy structure and the parking lot for pedestrian and wheelchair access. The project site is one of four in-line tenant spaces. All of them are restaurants except for the nail salon. The north-end tenant, Loco Charlie, is also a restaurant which provides an outdoor dining area with a canopy structure and a railing. The distance between the proposed canopy and the canopy structure at Loco Charlie is 25.5 feet.

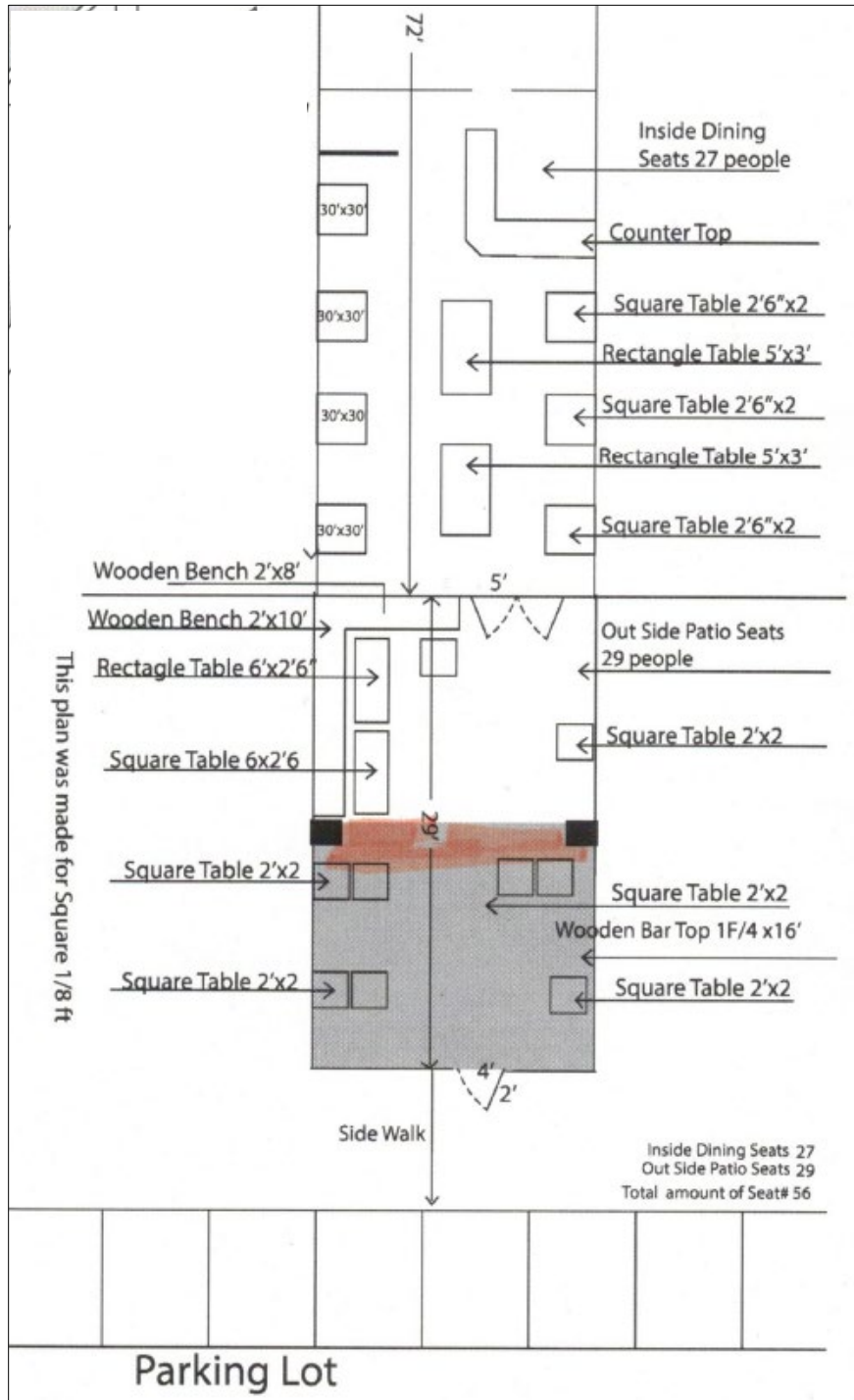
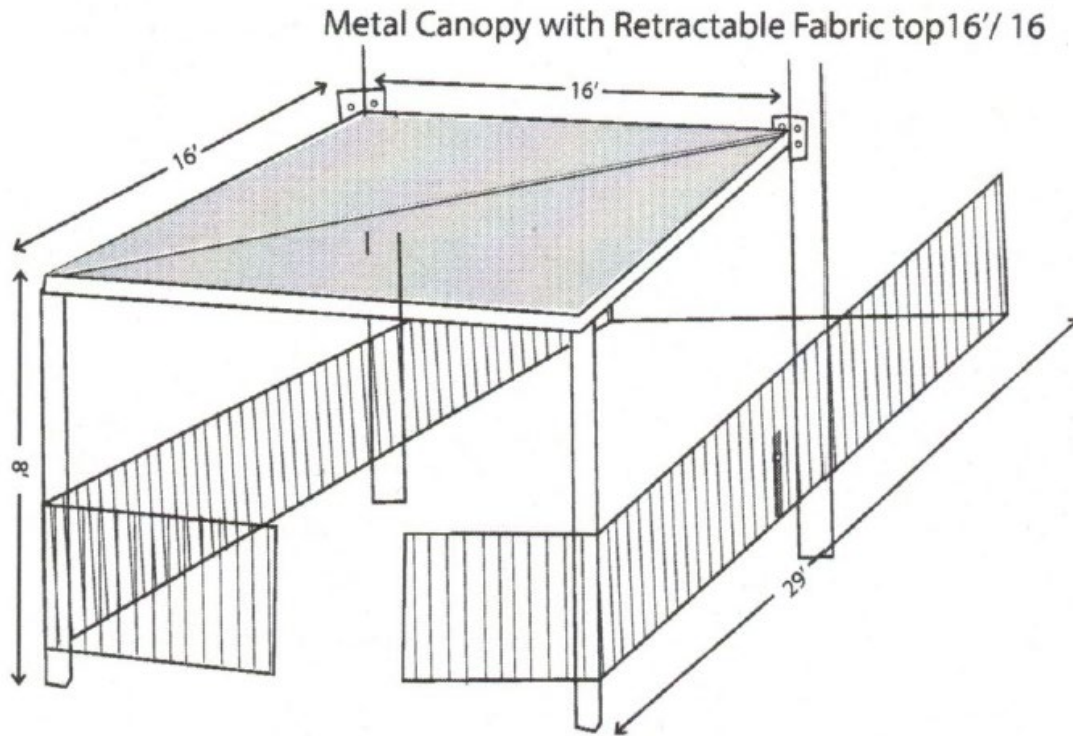


Image 1.4. Floor Plan

Canopy Structure:

The dimensions of the proposed canopy are 16' by 16' (256 square feet) with the height of 8 feet. The canopy will be constructed with two black 8-foot-high posts, which will be

welded to 4" x 4" flanges anchored into the concrete ground. The upper portion of the canopy will be constructed of 2" x 3" rectangular metal tubing, and it will be attached to the existing wooden structural columns. Blue triangle fabric shade sails (16' x 16' x 16') will be installed within the upper canopy framing.



*Image 1.5. Proposed Canopy Structure*



*Image 1.6 Proposed Shade Sail*



*Image 1.7 Shade Sail Details*

Railing:

As shown in Image 1.5 above, powder-coated black steel fence is proposed to enclose the expanded outdoor dining area. The 34.5-inch-high railing will include a 4-foot-wide gate, and the height of the railing will match the existing. The existing railing for the outdoor patio area will be removed when the new railing is installed.

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><b><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></b></p> <p>The proposed metal canopy will project from the existing outdoor patio railing towards the parking lot by 16 feet with a 12-foot clearance between the canopy structure and the parking lot for pedestrian and wheelchair access. The pedestrian and wheelchair access path will be physically separated from the outdoor dining area by a fence.</p>	Y
2.	<p><b><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></b></p> <p>The project proposes a metal canopy structure and a railing that are similar yet different from the one found at a nearby restaurant. Design consistency amongst in-line tenants is highly desirable for a multi-tenant commercial property. Staff is recommending a condition of approval which requires the proposed railing at El Salvador Café to have the specifications and projection that are consistent with the one installed at Loco Charlie to establish harmonious relationship amongst the in-line tenants spaces.</p>	Yes, as conditioned
3.	<p><b><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</i></b></p>	Y



	Guidelines [PSZC 94.04.00(D)]	Compliance
	<p><b>equipment;</b></p> <p>The proposed project meets the development standards of the CDN Zone, including the off-street parking requirements, as well as the intensity requirement of the MU General Plan land use designation area. Scope of work is limited to the proposed canopy and railing installation only, and no change to the existing structures including mechanical equipment is proposed.</p>	
4.	<p><b>Building design, materials and colors to be sympathetic with desert surroundings;</b></p> <p>The color palette of the Sunrise Square Shopping Center consists of earth-tone colors such as white, beige, and brown, and the proposed blue shade sails create striking color contrast against the colors found at the site. Staff is recommending a condition of approval, which requires the color of the shade sails to be desert-neutral and compatible with the colors found at the Sunrise Square Shopping Center.</p>	Yes, as conditioned
5.	<p><b>Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously;</b></p> <p>The proposed blue sail shades stand out against the building which exhibits desert-neutral color palette. As stated in #4 above, staff is recommending a condition of approval which requires the color of the shade sails to be compatible with the color theme of the Sunrise Square Shopping Center.</p>	Yes, as conditioned
6.	<p><b>Consistency of composition and treatment;</b></p> <p>The color and material of the proposed canopy and railing will be consistent.</p>	Y
7.	<p><b>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;</b></p> <p>No changes to the existing landscape or the installation of new plant materials is proposed for this project.</p>	N/A
8.	<p><b>Signs and graphics, as understood in architectural design including materials and colors.</b></p> <p>No sign installation or replacement is proposed for this project. Should the business decide to replace or relocate the existing sign or install a new sign, such a project will be reviewed via a Sign Permit application.</p>	N/A

CONCLUSION:

The project proposes the installation of a canopy structure and a railing at one of the in-line tenant spaces at a multi-tenant shopping center. At such site setting, consistency in design treatment is desirable to achieve an orderly appearance. Staff finds that the proposed blue shade sails create acute color contrast against the desert-neutral color palette of the Sunrise Square Shopping Center, and railing design that is consistent with other tenants is highly desirable. Therefore, staff recommends that the AAC recommend approval of the project to the Development Services Director subject to the conditions of approval recommended in this memo.



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Noriko Kikuchi  
Associate Planner



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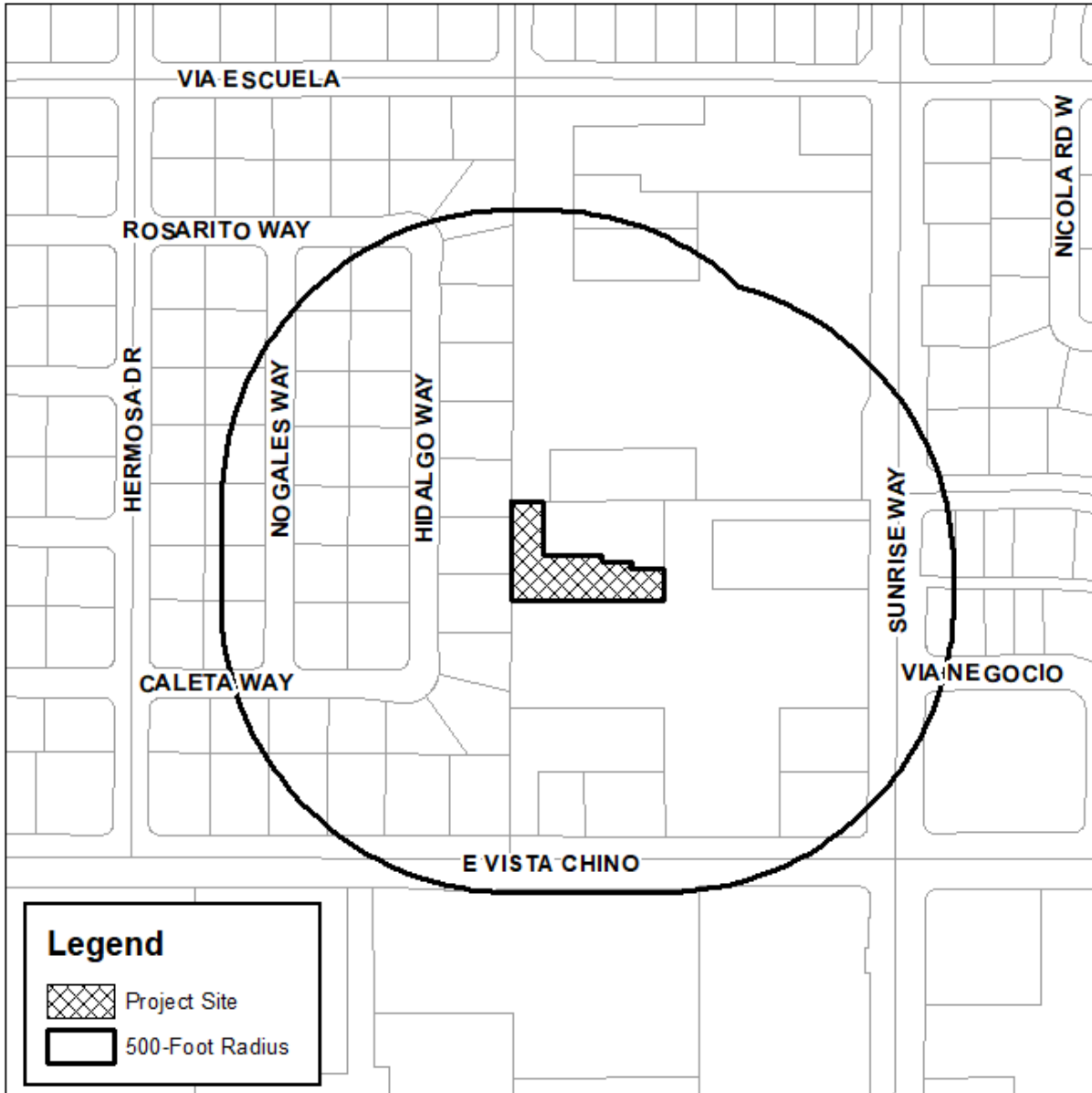
David Newell, AICP  
Assistant Director of Planning

ATTACHMENTS:

1. Vicinity Map
2. Site Photographs
3. Plans



# Department of Planning Services Vicinity Map



## CITY OF PALM SPRINGS

El Salvador Café  
1751 North Sunrise Way F-2 (APN: 501-600-013)  
Case 3.1870 MAA



**Front View of Patio**



**Side View of Patio**





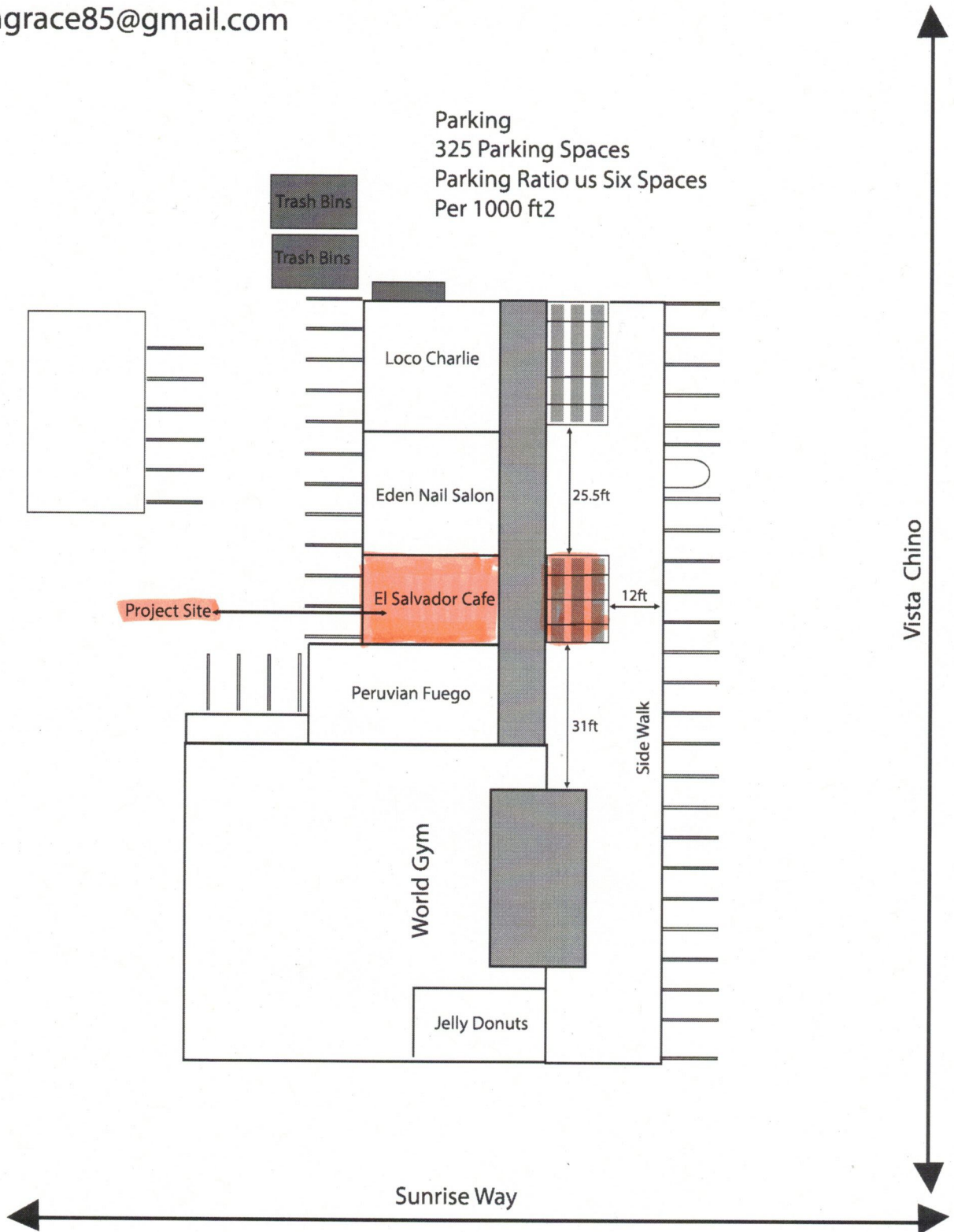
# El Salvador Cafe Building Structure

1751 N Sunrise Way F2, Palm Springs, CA

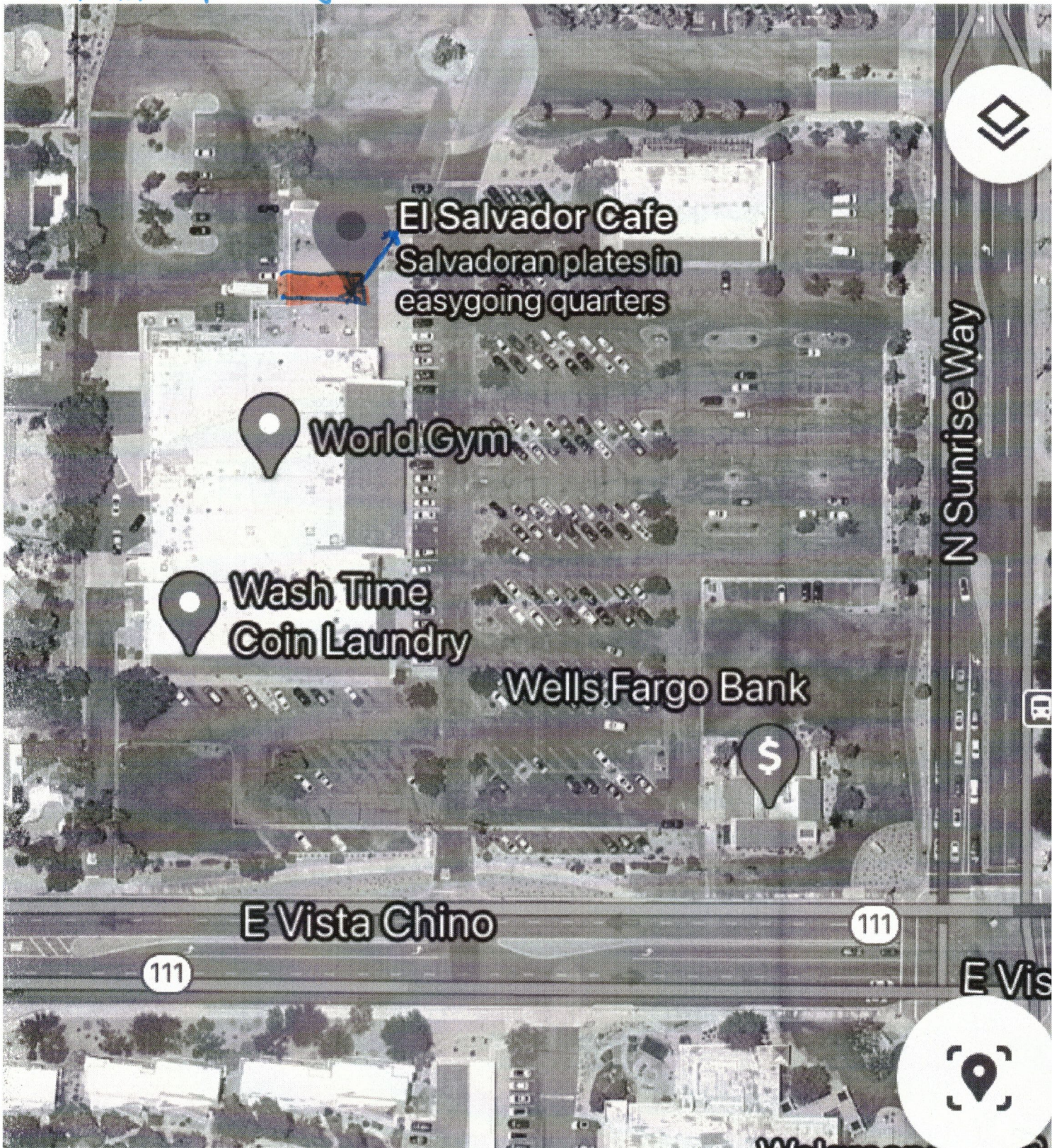
92262

(760) 413-9608

Brengrace85@gmail.com



Contract Map for Sigt



**El Salvador Cafe**  
Salvadoran plates in  
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**Wash Time  
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**E Vista Chino**

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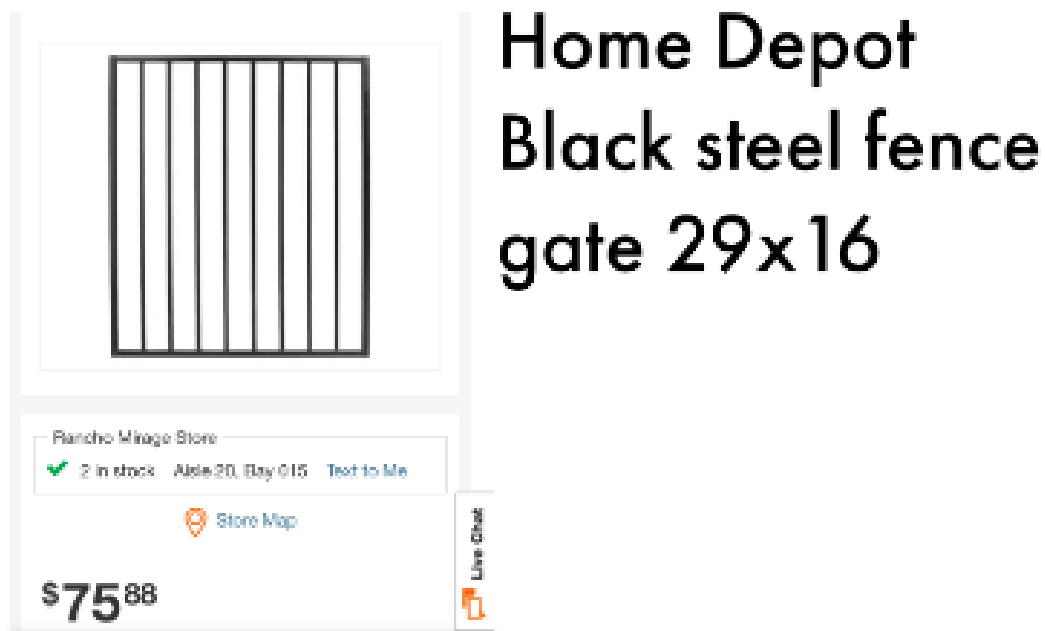
★★★★★ 506

Amgo 16' x 16' x 16' Blue Triangle Sun Shade Sail Canopy  
Awning, 95% UV Blockage Water & Air Permeable,  
Commercial & Residential, for Patio Yard Pergola, 5 Yrs  
Warranty (Available for Custom Sizes)





# Materials



The image shows a screenshot of a Home Depot product listing. On the left is a placeholder image of a black steel fence gate with vertical bars. To the right of the image, the text reads "Home Depot Black steel fence gate 29x16". Below the image, the store name "Rancho Mirage Store" is listed, along with a green checkmark icon, "2 in stock", "Aisle 20, Bay 015", and a "Text to Me" link. Below that is a "Store Map" link with a location pin icon. The price "\$75<sup>88</sup>" is displayed in a large font. On the right side of the listing, there is a vertical "Live Chat" button with a speech bubble icon.

Home Depot  
Black steel fence  
gate 29x16

Rancho Mirage Store  
✓ 2 in stock Aisle 20, Bay 015 Text to Me  
Store Map  
\$75<sup>88</sup>  
Live Chat

16x16 Metal  
Canopy built by  
Tovar Welding  
(760) 399  
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