



ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: JULY 6, 2021

CONSENT

SUBJECT: IKANIK FARMS REQUESTING APPROVAL OF A SIGN PERMIT FOR ONE MAIN SIGN AT TWENTY-TWO (22) SQUARE FEET PLACED ON THE FRONT OF AN EXISTING BUILDING LOCATED AT 508 EAST INDUSTRIAL PLACE, ZONE C-M. (CASE 21-061 SI) (AP)

FROM: Development Services Department – Planning Division

PROJECT DESCRIPTION:

This is a request for approval of an Architectural Review Application to review size and design of a proposed sign for an existing building located at 508 East Industrial Place. The proposed sign is twenty-two (22) square feet in size and will be placed on the front entrance of the existing building. Business signage for a cannabis dispensary and lounge is subject to Section 93.23.15(F)(3)(a) for architectural review.

RECOMMENDATION:

That the Architectural Review Committee approve the application as submitted.

BACKGROUND INFORMATION:

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
1957	Building constructed.
10/07/2019	City administrative permit for cannabis dispensary and lounge issued.
02/03/2020	Architectural Review Committee recommended approval of building remodel for proposed dispensary.
02/13/2020	City Council approve remodel of property for proposed dispensary.
6/22/2020	Building permit issued for remodel.

STAFF ANALYSIS:

<i>Site Area</i>	
Net Acres	.14 Acres

<i>Conformance to Development Standards</i>	
Conformance to Development Standards	The project was analyzed for conformance to development standards as listed in PSZC Section 93.20.05 as part of the sign application (21-061 SI).

ZONING CODE REQUIREMENTS:

Pursuant to Palm Springs Zoning Code Section 92.15.01(A)(11), cannabis dispensaries and cannabis lounges are permitted in the C-M Zone subject to the development standards stated in Palm Springs Zoning Code Section 93.23.15. Section 93.23.15(F)(3)(a) of the PSZC states that any signage for a cannabis facility must be reviewed by the Architectural Review Committee and shall conduct final review for design, size, placement, and materials on the south elevation.

Main Identification Signs		
Allowed	Proposed	Meet Code?
One main sign per street frontage. Within 100 Ft. of R.O.W.: 1 sq ft per lineal foot of frontage (not to exceed 50 SF). Over 50 feet of lineal frontage: an additional 1 square feet of sign area for each 4 feet of frontage in excess of 50 lineal feet.	Sign request at 22-sq ft Building frontage – 52.63 Feet.	Yes

SIGN DESIGN:

The proposed sign will have a maximum size of twenty-two (22) square feet and will be have illuminated, channel letters with black text and grey background. The new sign will be located on the front of the main building.



Face/halo illuminated letters
 3.5" deep custom fabricated aluminum channel letters
 .080 aluminum face
 Face Color: Black
 Return Color: Grey

Proposed Sign

Architectural Review Criteria and Findings:

PSZC Section 94.04.00(E) requires the approval authority to evaluate the application and make findings for conformance to the following criteria:

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
11.	<i>Appropriateness of signage locations and dimensions relative to the building façade(s), or appropriateness of the site location for any freestanding signage, as may be warranted for the development type;</i>	Y
	The proposed sign complies with the PSZC and is the appropriate size.	

CONCLUSION:

Based upon the above criteria, Staff believes that the proposed sign is a simple design placed in an appropriate location and conforms to the standards of the PSZC. Staff recommends approval.

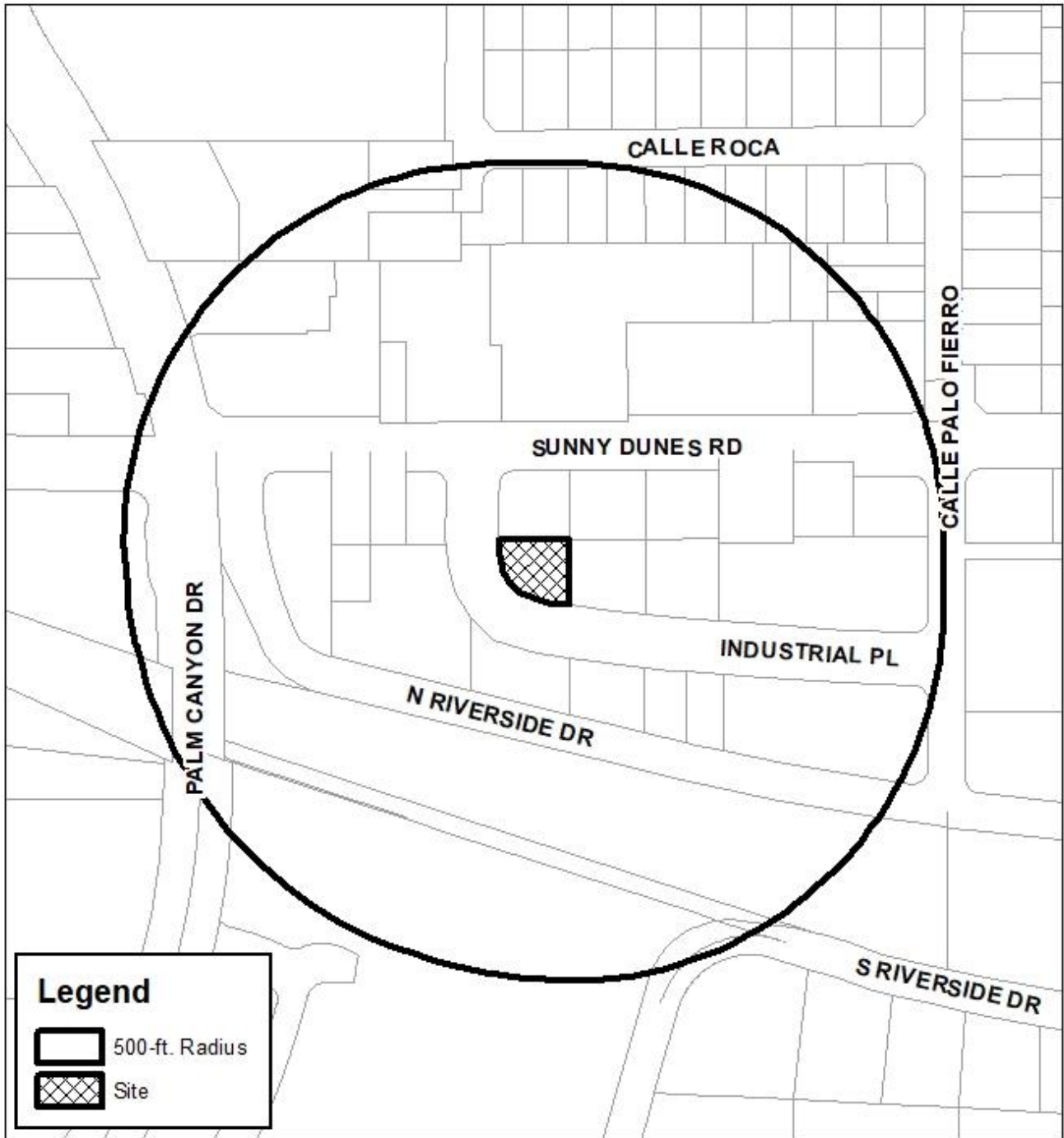
PREPARED BY:	Alex Perez, Assistant Planner
REVIEWED BY:	David Newell AICP, Assistant Planning Director

ATTACHMENTS:

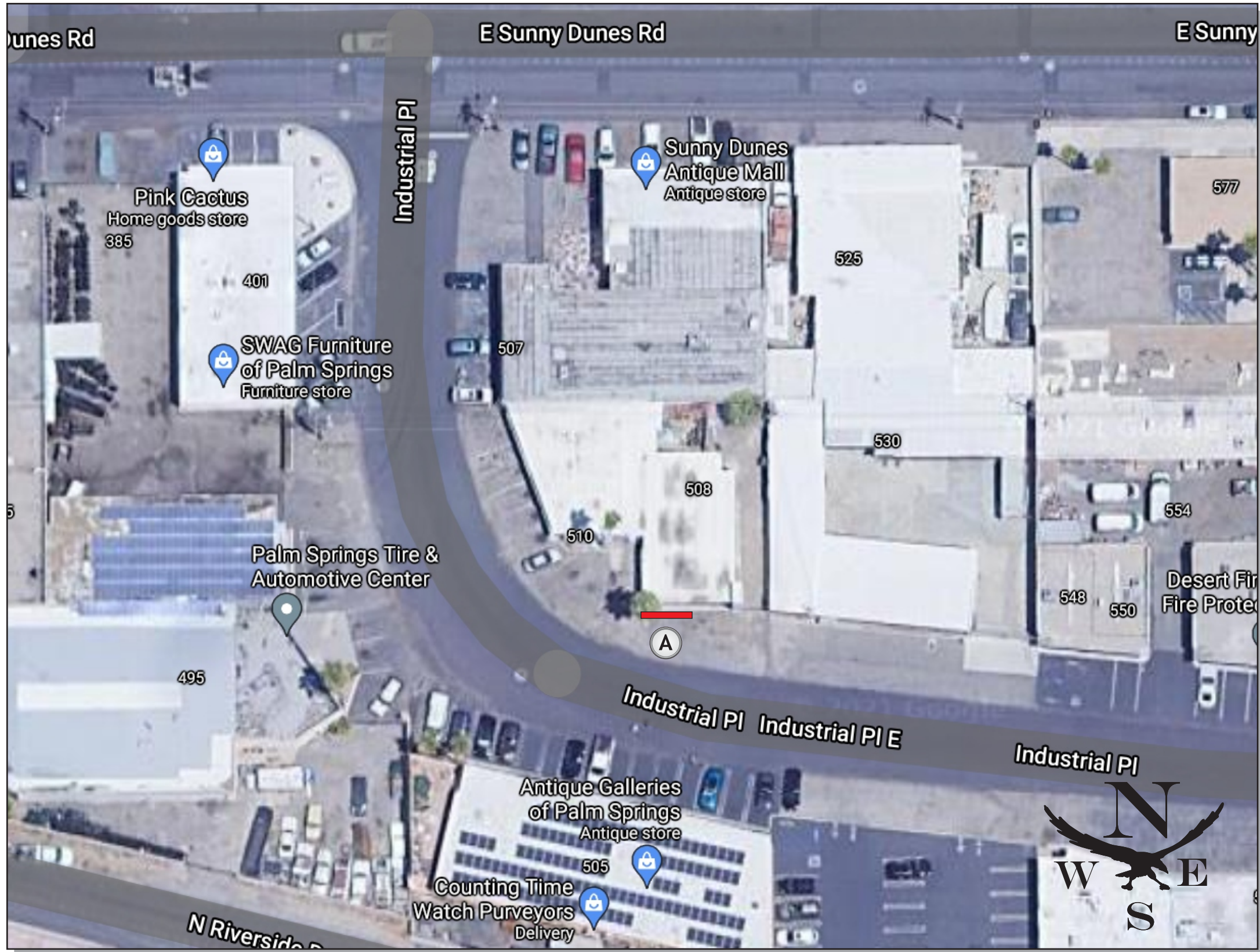
1. Vicinity Map
2. Sign Plans



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
Ikanik Farms – 508 East Industrial Place



SCOPE OF WORK

Sign type	Description	Qty	Page
	SITE PLAN AND TABLE OF SIGNAGE		1
A	LED HALO ILLUM CHANNEL LETTERS	1	2
	FRONT ELEVATION 1		3
	NIGHT PRESENTATION		4

CITY STAMP:

**SITE PLAN
SIGN PLACEMENTS**



A

FACE/HALO ILLUMINATED CHANNEL LETTERS ON BACKGROUND CABINET

One Unit Required

Scale: 1" = 1'-0"

- | | |
|---|---|
| <ul style="list-style-type: none"> 1. 3.5" deep custom fabricated aluminum channel letter painted black 2. .090 aluminum face painted black 3. 3/16" clear Lexan back 4. Aluminum attachment clips 5. Attachment anchor with spacer (minimum 3 per letter) 6. 1/4" weep hole with light tight baffle (for exterior letters only) 7. Attachment anchor with spacer (minimum 3 per letter) 8. 6500k white LED modules 9. Electrical pass-thru 10. Jumper wire | <ul style="list-style-type: none"> 11. UL listed LED power supply 12. .090 aluminum sign panel painted to match building 13. Existing building studs 14. Finished building surface 15. Attachment anchor |
|---|---|

**CIRCUIT IS ON MECHANICAL TIMECLOCK SUPPLIED BY ELECTRICIAN
CIRCUIT IS ON PHOTOCELL SUPPLIED BY ELECTRICIAN**

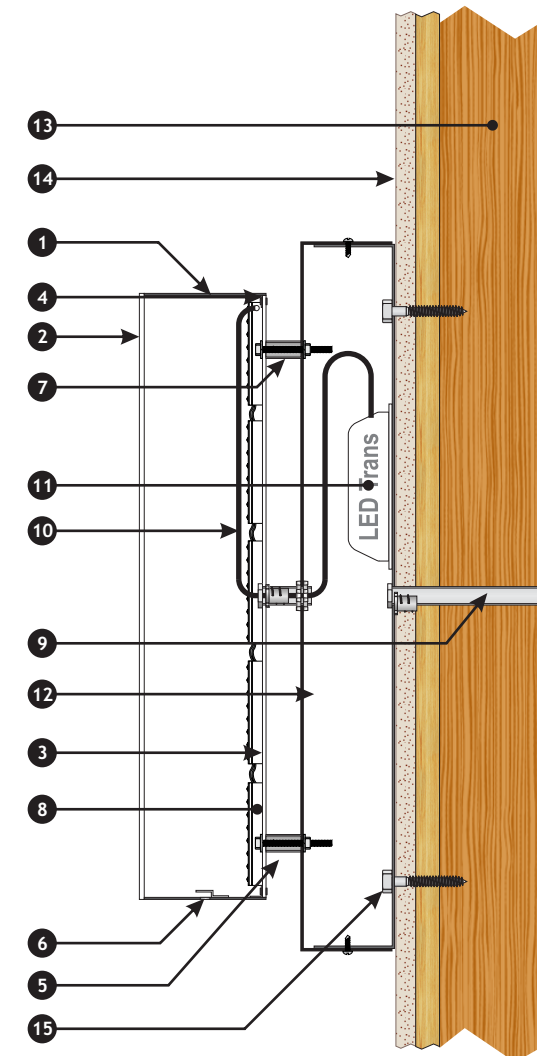
**EXISTING LIGHTING CONTROLS ARE NRCC-LTS-01-E COMPLIANT
SIGN CONTRACTOR IS NOT RESPONSIBLE FOR PRIMARY POWER**

*Disconnect on primary side

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable codes.

**ALL DIMENSIONS, ACCESS,
AND CONDITIONS TO BE
FIELD VERIFIED
PRIOR TO MANUFACTURE**

**NOTE
ONE 120v/20a DEDICATED SIGN CIRCUIT NEEDED
FOR SIGN. TENANT RESPONSIBLE FOR ALL POWER
NEEDS FOR SIGN. INSTALLER WILL ONLY WIRE**



DATE: MAY 14, 2021	PROJECT NAME: IKANIK FARMS
SCALE: AS NOTED	ADDRESS: 508 INDUSTRIAL PL
DRAWN BY: C. SMITH	PALM SPRINGS, CA 92264

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FIRST REVISION	<input checked="" type="checkbox"/>
SECOND REVISION	<input type="checkbox"/>
THIRD REVISION	<input type="checkbox"/>

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

UL Underwriters Laboratories Inc.
LISTED

DRAWING NUMBER: IFPSCA005
SHEET 2 OF 4



A PROPOSED FRONT ELEVATION



A NIGHT PRESENTATION

DATE: MAY 14, 2021	PROJECT NAME: IKANIK FARMS	This is an original unpublished drawing created by Eagle Signs. It is submitted for your personal use in conjunction with a project being planned for you by Eagle Signs, and shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.	FIRST REVISION <input checked="" type="checkbox"/>	This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
SCALE: AS NOTED	ADDRESS: 508 INDUSTRIAL PL		SECOND REVISION <input type="checkbox"/>	
DRAWN BY: C. SMITH	PALM SPRINGS, CA 92264		THIRD REVISION <input type="checkbox"/>	



DRAWING NUMBER: IFPSCA005
SHEET 4 OF 4