



ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: JULY 6, 2021

NEW BUSINESS

SUBJECT: RAISING CANE'S FOR A SIGN PROGRAM AMENDMENT TO THE DESTINATION RAMON SHOPPING CENTER ESTABLISHING SIGN CRITERIA FOR THE QUICK SERVICE RESTAURANT LOCATED AT 5601 EAST RAMON ROAD, M-1 ZONE. (CASE SP 21-002) (GM)

FROM: DEVELOPMENT SERVICES DEPARTMENT

SUMMARY

The Architectural Review Committee to review quantity, size and design criteria of proposed signage for the new Raising Cane's restaurant located within the Destination Ramon Shopping Center at 5601 E Ramon Road. The sign program is seeking deviations from the Sign Code relative to one large wall graphic and the overall total number of signs permitted. The new Starbucks restaurant will conform to sign regulations.

RECOMMENDATION:

Approve, subject to the applicant providing adequate screening of the menu boards from adjacent right-of-way.

ISSUES:

1. Sign program seeking deviations to Sign Ordinance, Section 93.20.00, et al. See staff analysis below.

BACKGROUND:

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
3/24/2004	Planning Commission approved Resolution # 5005 approving a Planned Development District and a Conditional Use Permit plus related architectural reviews to allow a 277,000-square foot retail commercial center.
4/14/2004	City Council adopted Resolution # 20902 certifying the CEQA EIR plus a statement of overriding considerations and adoption of a mitigation monitoring program.
6/15/2020	Architectural Advisory Committee reviews a Pre-Application for the

	construction of Raising Cane’s and Starbucks and recommends approval with corrections.
9/23/2020	The Planning Commission reviewed the application and voted to continue the discussion and gave recommendations to be reviewed by a sub-committee.
10/6/2020	On October 26, 2021, a sub-committee met to discuss site plan issues and recommend approval to the Planning Commission.
10/28/2020	Planning Commission approves the CUP and Major Architectural Application for construction of two quick service restaurant with drive throughs.

<i>Most Recent Ownership</i>	
10/18/2004	Destination Ramon LLC

<i>Notification</i>	
7/1/2021	Email notification alerting the following neighborhood groups of the Architectural Review Committee was sent to Escena, and Gateway Neighborhood Organizations.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Parcel D -Overall	2.31-acres
Raising Cane’s	56,263-square feet
Starbucks	44,432-square feet

The project site within the larger Destination Ramon Shopping Center is Parcel “D” which contained the recently razed Office Depot building at the corner of East Ramon Road and San Luis Rey Drive. The shopping center is a large 277,000-square foot multi-tenant site consisting of Walmart as the anchor tenant, a Pets Smart, Bank of America, Del Taco restaurant, the vacant Office Depot store and various undeveloped pad sites. The applicant, Destination Ramon LLC is the original developer of the shopping center and will lease the pad sites to the national chain restaurants.

Parcel “D” has been split into two lots for the development of Raising Cane’s which will be a 56,263-square foot lot and Starbucks a 44,432-square foot parcel. The Planning Commission’s approval of a Conditional Use Permit in 2020 will permit the construction of the two restaurants with drive throughs.

The Raising Cane’s restaurant is located at the corner of East Ramon Road and San Luis Rey Road which is a Major Throughfare with high volumes of vehicle traffic. The corner site will contain the new 3,178-square foot building-oriented east to west with the drive through wrapping around the building along Ramon Road. The corner building will be finished on all sides and signs are proposed on all frontages.

ZONING CODE REQUIREMENTS:

Pursuant to Palm Springs Zoning Code Section 93.20.08(H), requires review of a sign program for multi-tenanted buildings. A sign program that varies from the specific requirements of the Sign Ordinance may be approved if the Architectural Review Committee finds that the request meets the following per Section 93.20.08(H)(4)

- 1) Due to the physical characteristics of the property and the orientation and design of the structures on the property, strict application of the regulations of the Sign Ordinances will not give adequate visibility to the signage.
- 2) That the approved program will be compatible with the design of the property and will represent the least departure from the standards of the Sign Ordinance necessary for the effectiveness of the program
- 3) That the approved program is compatible with the surrounding property and not contrary to the purpose of the Sign Ordinance.

Sign programs are required for all buildings with more than one tenant. According to the Palm Springs Zoning Code (PSZC), “*Sign programs shall integrate with the architecture of the building complex, including such elements as size, color, location and construction material.*” A sign program may be approved which varies from the specific limitations of the sign ordinance if specific findings are made by the Architectural Review Committee.

SIGN DESIGN:

The proposed signs affixed to the main building which contains the Raising Cane’s restaurant has frontage on East Ramon Road and San Luis Rey Road. The proposed signs on the north façade (drive throughs) will be a Raising Cane’s sign over one of the pass-through windows and a large painted mural located in the center of the building. The main sign meets the size limitations of the PSZC, however the mural is over sized and the sign ordinance only allows one sign per façade unless a sign program is approved. The south facing façade (front door) contains a Raising Cane’s sign which conforms, and two (2) other proposed signs including a Red Dog graphic and cut-out letters “One Love” placed on the trellis above the outdoor patio seating. The East elevation contains one Raising Canes’ sign and does not face a street and would not be permitted without approval of a sign program. The west facing elevation will contain one Raising Cane’s sign that conforms to the sign code.

The table below describes the proposed signs:

Main Identification Signs		
Allowed	Proposed	Meet Code?
One sign per street frontage not to exceed 50-sq ft	E. Ramon Road frontage (North) - Raising Cane’s = 30.58 sq ft - Painted Mural = 112 sq ft	Yes No for # of signs and size
	San Luis Rey frontage (West) - Raising Cane’s = 30.58 sq ft	Yes
	South facing Walmart - Raising Cane’s = 30.58 sq ft - Red Dog graphics = 32 sq ft - One Love = 17 sq ft	No, facing private property No for # of signs No for # of signs
	East facing Del Taco - Raising Cane’s = 30.58 sq ft	No, facing private property
Monument Sign	Destination Ramon Shopping Center - Raising Cane’s = 8 sq ft Panel sign added to 3 monuments	Yes
Customer Convenience Signs - Service	Menu Boards - Two Menu Boards = 28 sq ft	Yes
	- Two Pre-Sell Board = 8 sq ft	Yes

Signs for drive-throughs are permitted in addition to other signage allowed by the sign ordinance for a site. However, the ordinance states that, “*the drive-through signage shall be adequately screened from adjacent public rights-of-way and from adjacent properties.*” Because the menu boards are located on the north side of the building, staff recommends the signage be reviewed for adequate screening from the adjacent right-of-way of Ramon Road.

The proposed sign program amendment provides similar signage to other standalone commercial uses within the subject shopping center, including main signage on each elevation and menu-board signage.

CONCLUSION:

The location of the subject property at the corner of East Ramon Road and San Luis Rey Road is a high speed auto oriented area and businesses require the passerby to quickly see signs and be able to navigate to the shopping center. Based upon the above criteria, Staff believes that the signs presented provide enhanced visibility of the quick service restaurant and is a good solution to allow adequately sized and placed signage on the building with the least departure from the sign code. The use of three additional signs including the “Red Dog”, “One Love” lettering, and the wall mural are corporate logos and appear proportionate and are not overpowering to the building architecture. Staff recommends approval of the sign program amendment, subject to the applicant providing adequate screening of the menu boards from adjacent right-of-way.

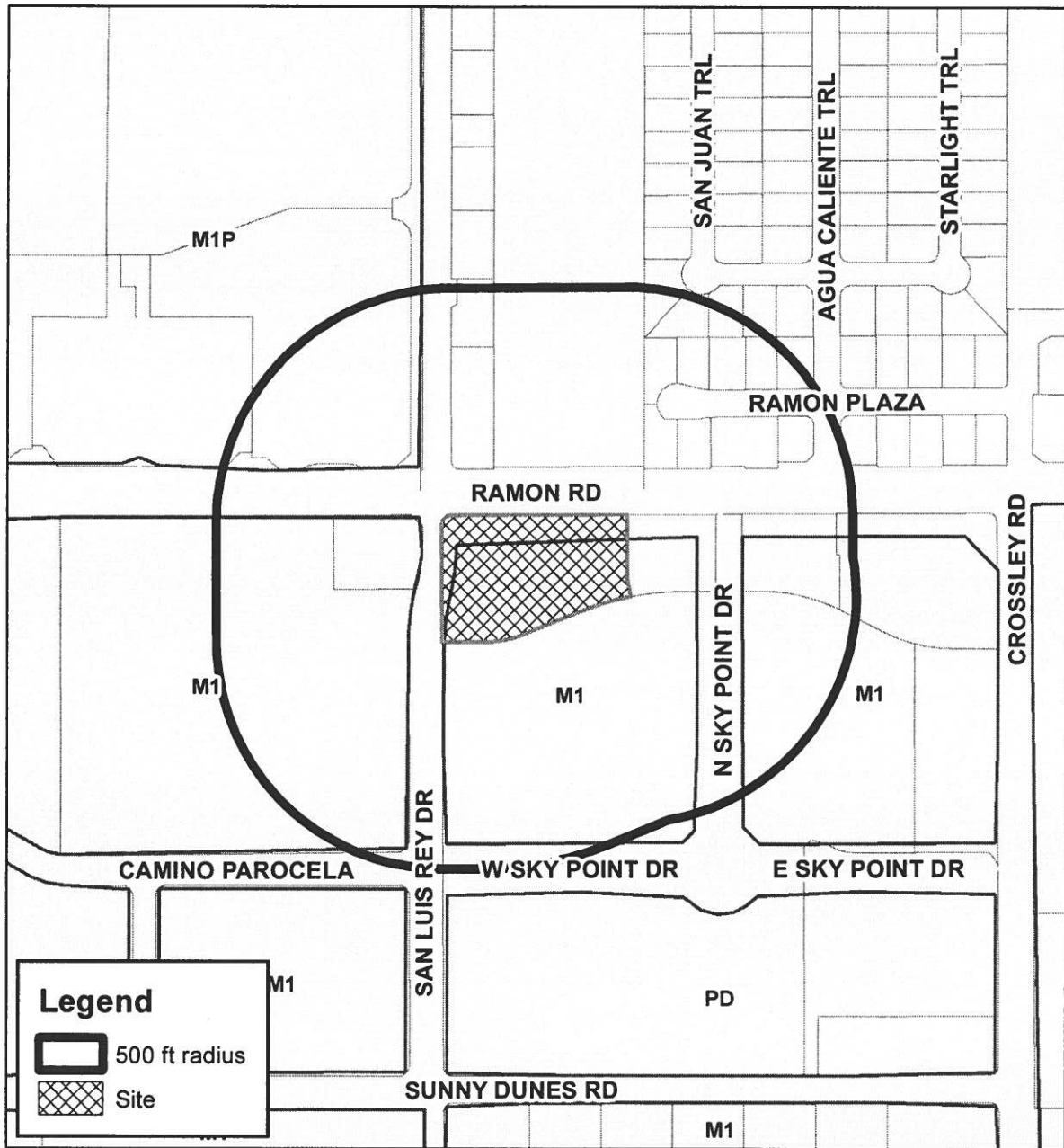
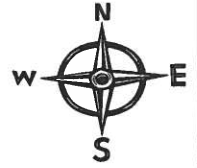
PREPARED BY:	Glenn Mlaker, AICP, Associate Planner
REVIEWED BY:	David A. Newell, AICP, Assistant Director of Planning

Attachments:

1. Vicinity Map
2. Proposed Sign Program



Department of Planning Services Vicinity Map



Legend

- 500 ft radius
- Site

CITY OF PALM SPRINGS

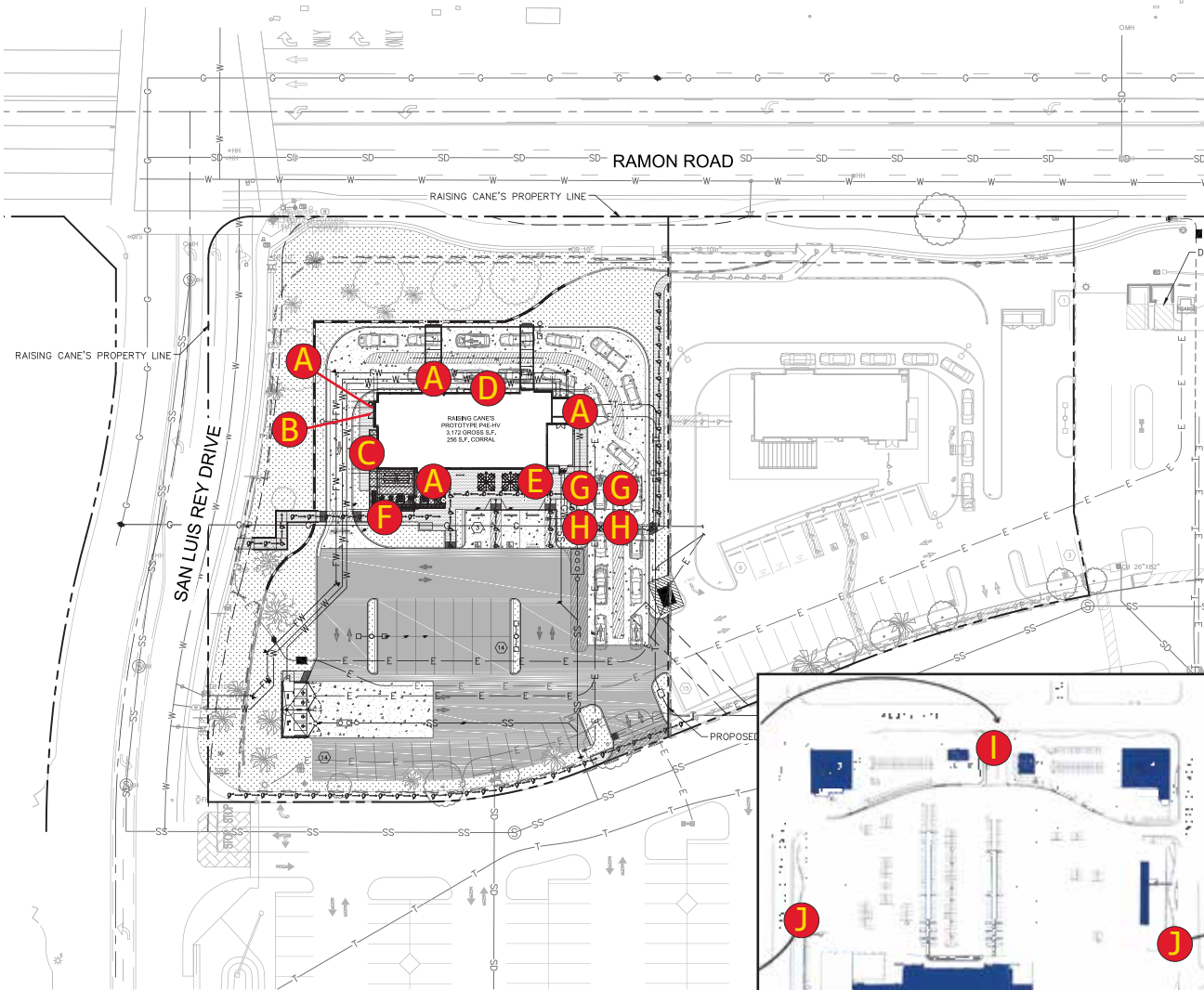
Case 21-002 Sign Program
Raising Cane's
5601 East Ramon Road



5601 E Ramon Rd./RC0536
 Palm Springs, CA 92264-3605
 02/17/2021

DRAWING REVISIONS		
DATE	PM	CHANGE
8/14/20	SH	Updated notes per LL comments & elevations
9/9/20	SH	Updated siteplan
10/19/20	SH	Updated siteplan & elevations
2/17/21	SH	Updated siteplan & elevations

SITEMAP



QTY.	CODE	DESCRIPTION
4	WS-8FT	4x8 Wall Sign (122.32 SF)
1	ONS	Open Sign (N/A)
1	CFNS	Chicken Fingers Neon Sign (N/A)
1	PMRL	Painted Mural (112)
1	RD-1	Red Dog (32 SF)
1	CAN	One Love Canopy Letters (17.57 SF)
2	DTMB	DT Menuboard (N/A)
2	DTPS	Pre Sell Board (N/A)
1	LMTM	Multi-Tenant Mon. (Lg) (8.32 SF)
2	SMTM	Multi-Tenant Mon. (Sm) (7.46 SF)

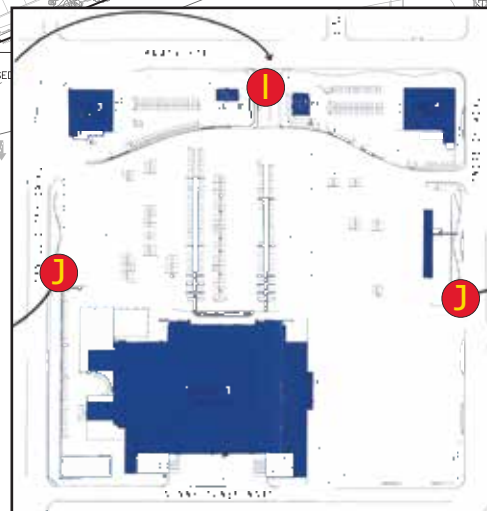
In Destination Ramon Sign Program. Any exceptions to sign criteria require LL approval and MSP revision. LL is amending MSP. Signage subject to approval

Fast food establishment NTE 50 SF total per side of building, 1 sign per elevation and must face street or parking associated w/ business. Color limited to 4 colors including black and white.

Painted letters prohibited per MSP. Mural not likely allowed due to SF limit. One Love heart, Blue Dog, art, cove lighting and window signs are subject to LL approval

Drive thru approved in conjunction w/ CUP

	YES	NO
RED DOG	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MURAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLAGS	<input type="checkbox"/>	<input checked="" type="checkbox"/>
OLH	<input type="checkbox"/>	<input checked="" type="checkbox"/>



BUILDING SF	266.32 SF	TOTAL SF PROPOSED	282.10 SF
MULTI-TENANT PANELS	15.78 SF	TOTAL SF ALLOWED	396.00 SF

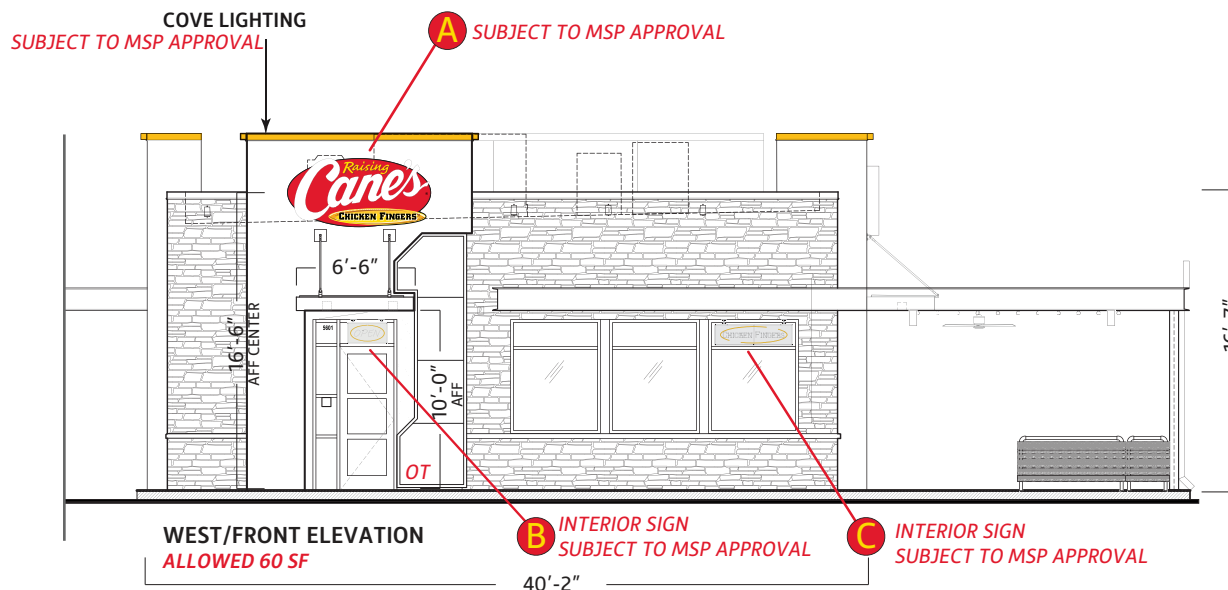


Location: Palm Springs, CA	AGI Rep: G.W.
Site ID: RC0536	AGI PM: Patience Casey
Date: 07/21/2020	Drawn by: M. Folden

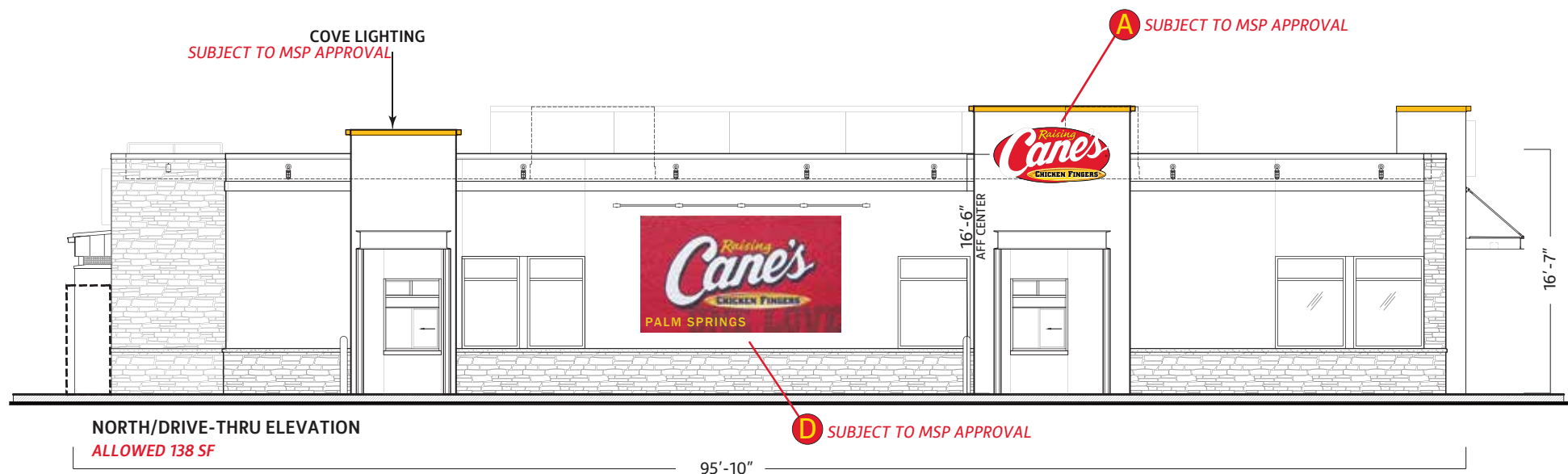
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ELEVATIONS



QTY.	CODE	DESCRIPTION
A 4	WS-8FT	4x8 Wall Sign (122.32 SF)
B 1	ONS	Open Sign (N/A)
C 1	CFNS	Chicken Fingers Neon Sign (N/A)
D 1	PMRL	Painted Mural (112)
E 1	RD-1	Red Dog (32 SF)
F 1	CAN	One Love Canopy Letters (17.57 SF)
G 2	DTMB	DT Menuboard (N/A)
H 2	DTPS	Pre Sell Board (N/A)
I 1	LMTM	Multi-Tenant Mon. (Lg) (8.32 SF)
J 2	SMTM	Multi-Tenant Mon. (Sm) (7.46 SF)



Scale: 3/32"=1'



Location: Palm Springs, CA

AGI Rep: G.W.

Site ID: RC0536

AGI PM: Patience Casey

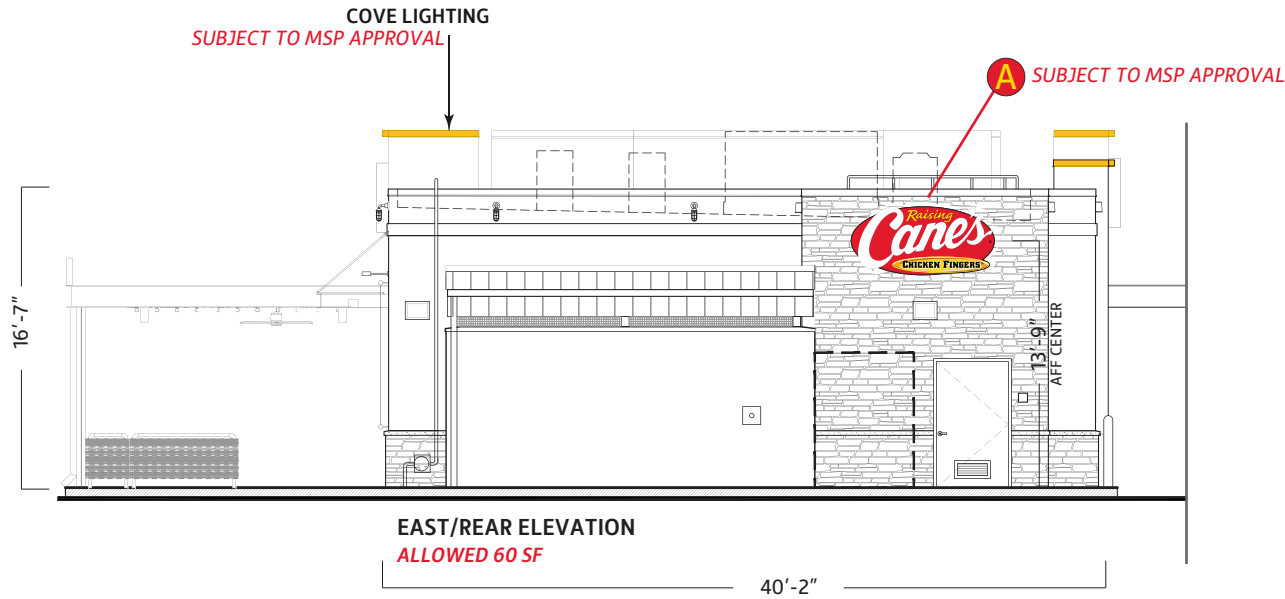
Date: 07/21/2020

Drawn by: M. Folden

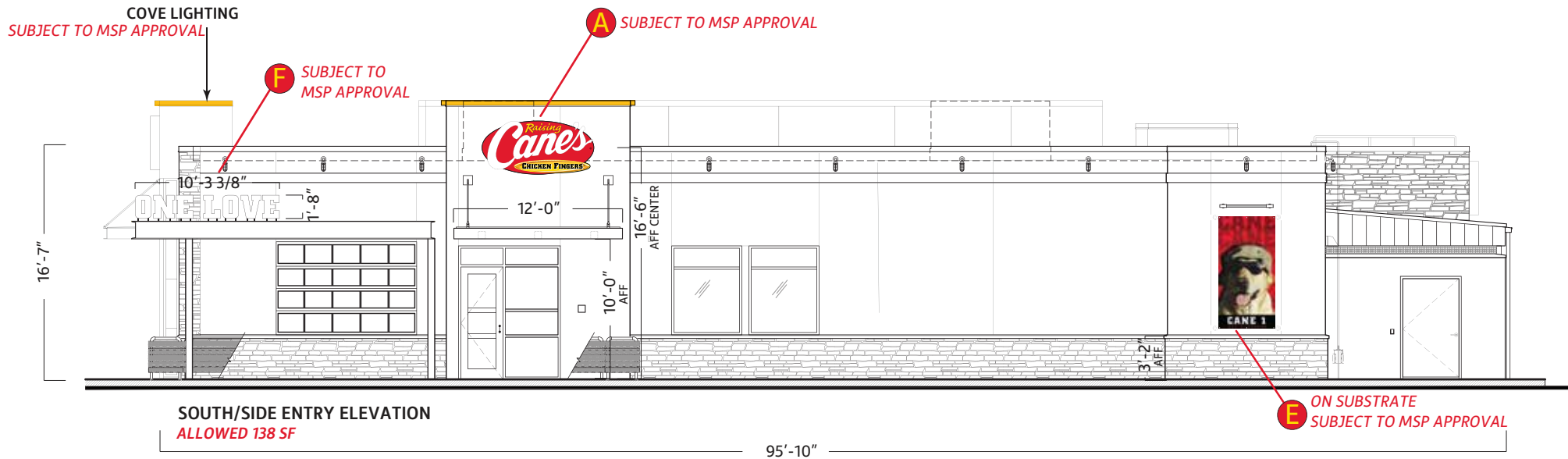
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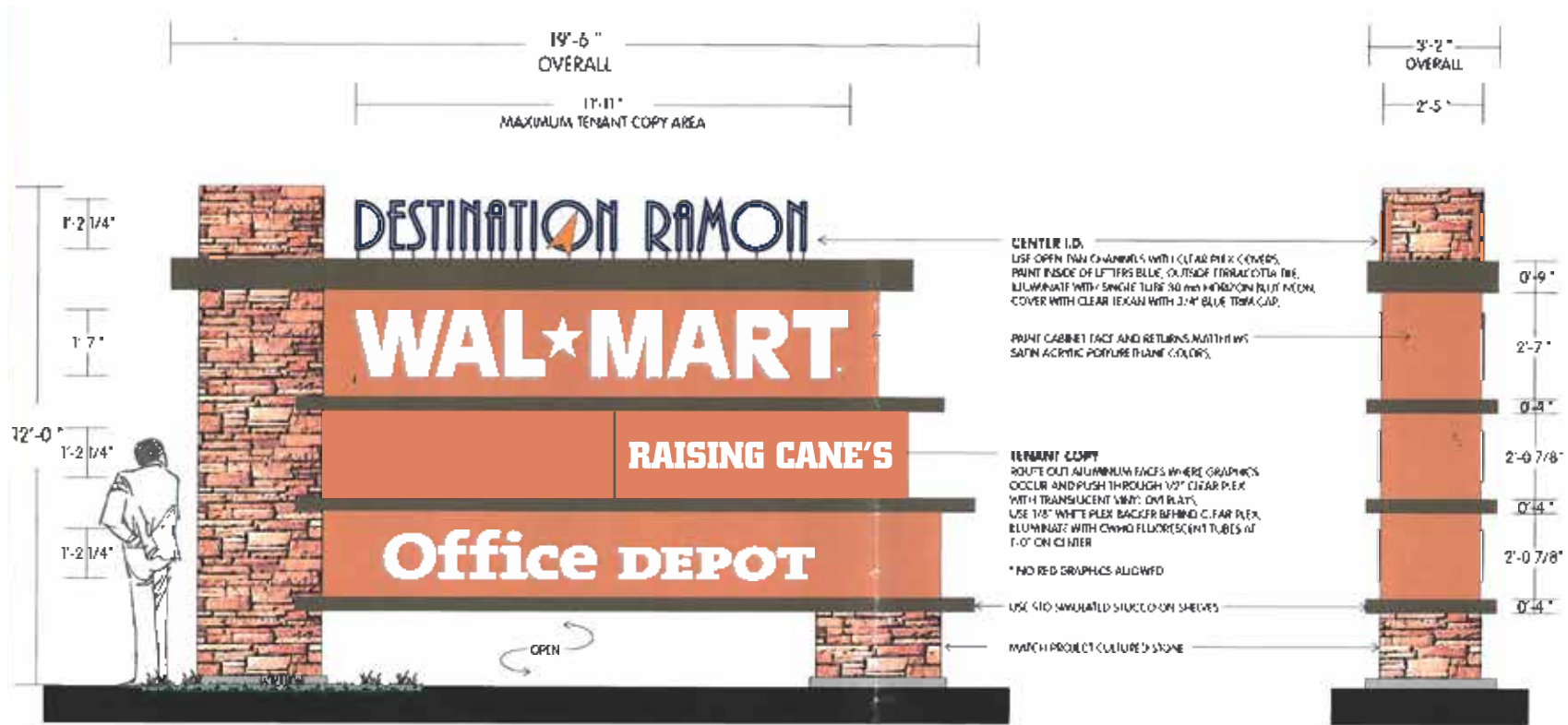
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8.32

Square Footage



Location: Palm Springs, CA

AGI Rep: G.W.

Site ID: RC0536

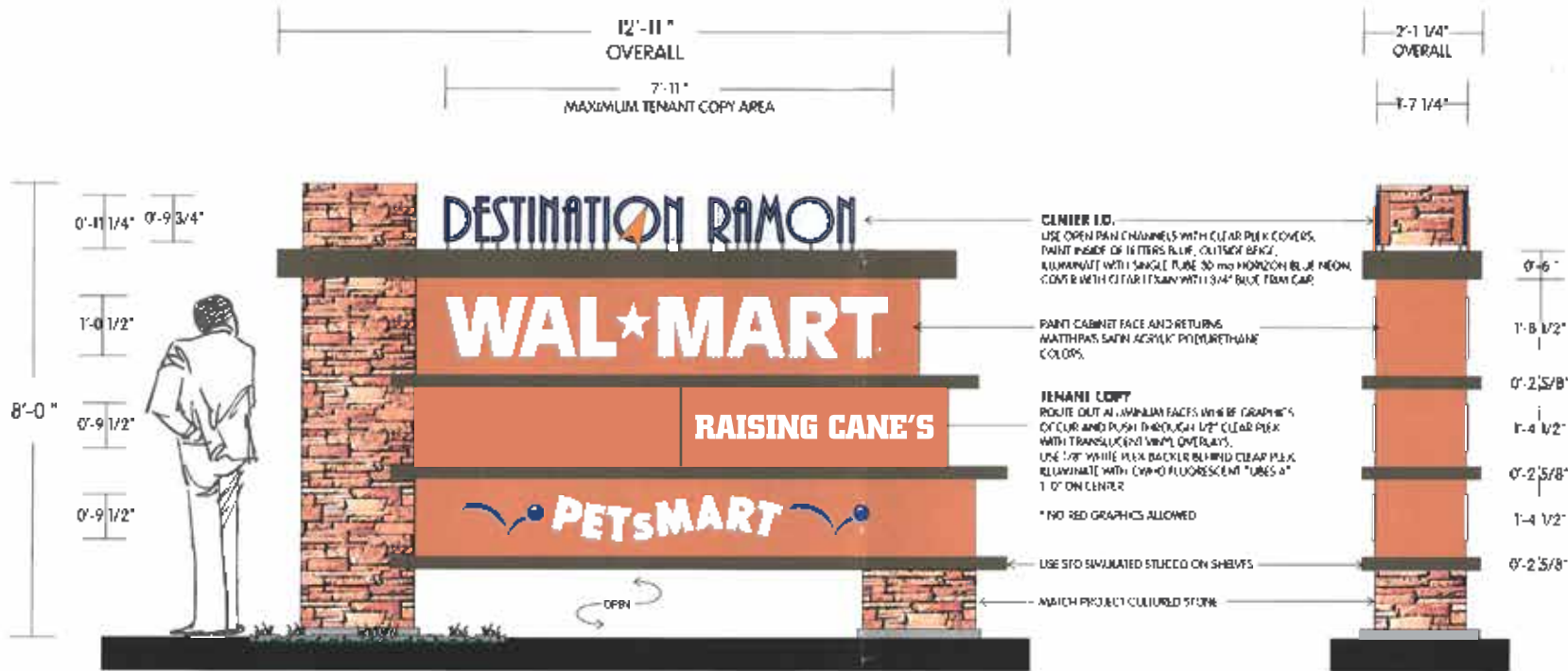
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3.73

Square Footage Each



Location: Palm Springs, CA

Site ID: RC0536

Date: 07/21/2020

AGI Rep: G.W.

AGI PM: Patience Casey

Drawn by: M. Folden

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A

CUTSHEET

WS-8FT Push Thru

SIGN MUST USE PUSH THRU LETTERS

MUST FACE STREET/PARKING

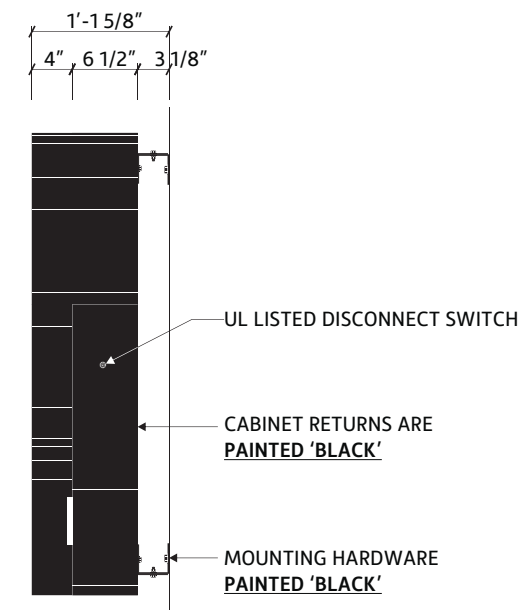
LL AMENDING MSP, SIGNAGE SUBJECT TO APPROVAL



- COPY & DROP SHADOW ARE AS FOLLOWS:
'RAISING' IS 3/4" #7328 CLEAR ACRYLIC PUSH THRU W/
FIRST SURFACE APPLIED TRANSLUCENT VINYL 3M #3630-015 'YELLOW'
DROP SHADOW IS **FIRST SURFACE APPLIED TRANSLUCENT VINYL 3M #3630-53 'CARDINAL RED'**
- RETAINER IS **PAINTED 'BLACK'**
- ALUM BACKGROUND IS **PAINTED TO MATCH 3M #3630-73 'RED'**
- REGISTER MARK IS **PAINTED 'BLACK'**
- CHANNEL LETTERS W/ 1/8" #7328 'WHITE' ACRYLIC FACES
- CANE'S LETTER RETURN IS **PAINTED 'BLACK'**
-RETURN EXTENDS TO BACK OF SIGN AT EDGE
- 'CHICKEN FINGERS' IS 3/4" CLEAR ACRYLIC PUSH THRU W/ **SURFACE APPLIED PERFORATED DAY/NIGHT 'BLACK' VINYL**
- 'SURFBOARD' IS **FIRST SURFACE APPLIED DIGITAL PRINT**

30.58

Square Footage



SIDE VIEW



Location: Palm Springs, CA

Site ID: RC0536

Date: 07/21/2020

AGI Rep: G.W.

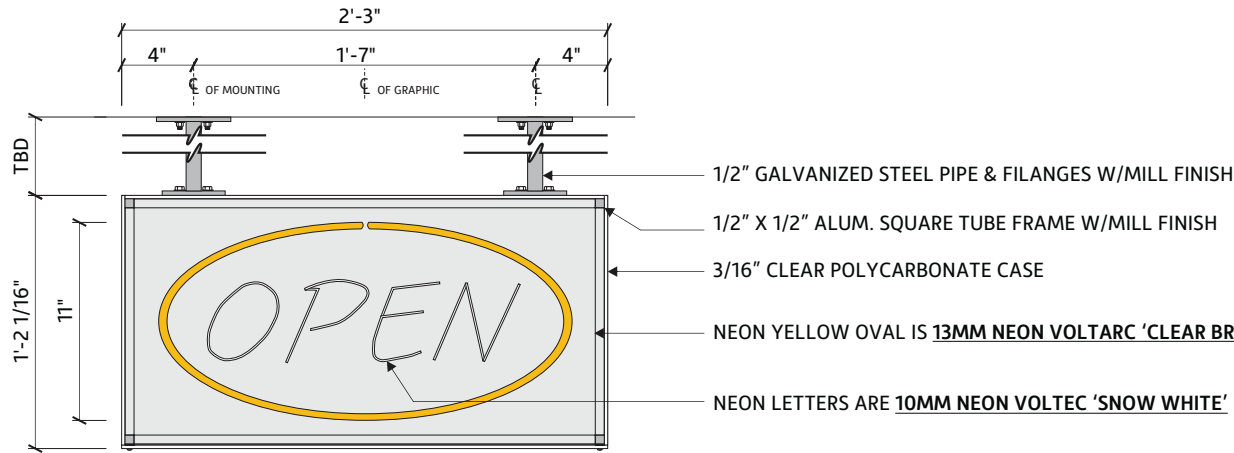
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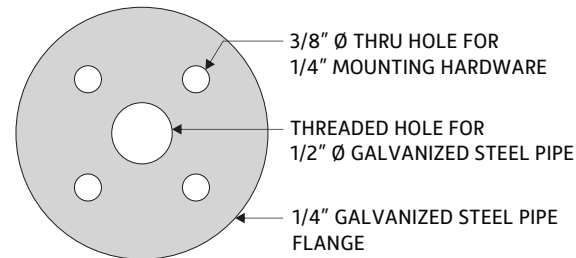
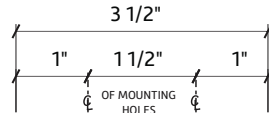


B



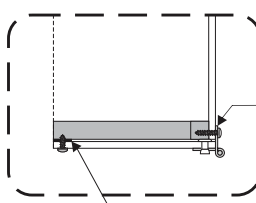
CUTSHEET
ONS (H)
INTERIOR SIGN
PIPE LENGTH TO BE VERIFIED
ALLOWED 1 PER FRONTAGE
LL AMENDING MSP, SIGNAGE SUBJECT TO APPROVAL

NOTES:
 1.) TRANSFORMER IS MOUNTED REMOTELY IN ATTIC.
 TRANSFORMERS ARE TO BE ELECTRONIC.

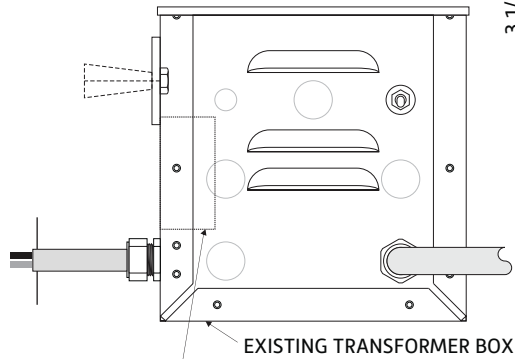


PIPE FLANGE DETAIL

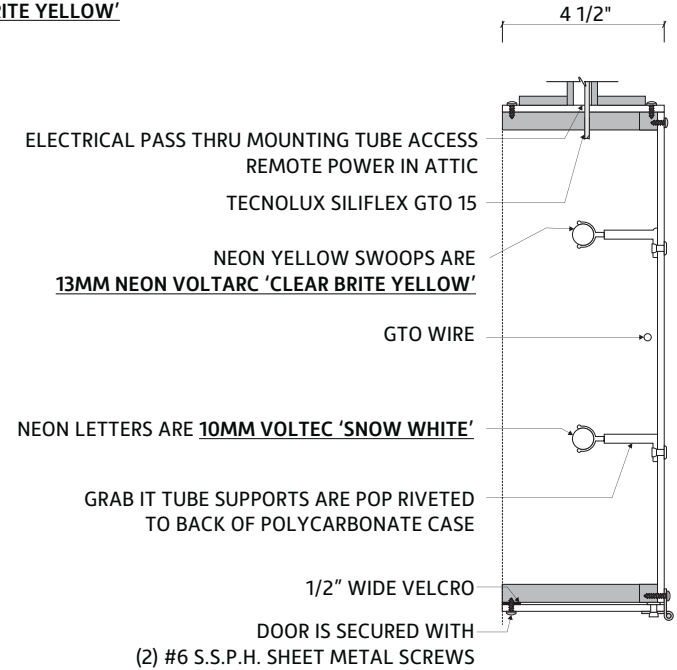
BLOW UP DETAIL



(3) STRIPS OF 1/2" WIDE BLACK VELCRO TO CLOSE
 POLYCARBONATE DOOR @ TUBE FRAME
 -DOOR IS SECURED W/ (2) #6 S.S.P.H. SHEET METAL SCREWS



LIGHTING COMPONENTS
 LC-2-12-3-C (2,000-12,000V 30 MA)
 MOUNTED IN REMOVE TRANSFORMER BOX



ELECTRICAL PASS THRU MOUNTING TUBE ACCESS
 REMOTE POWER IN ATTIC
 TECNOLUX SILIFLEX GTO 15
 NEON YELLOW SWOOPS ARE
13MM NEON VOLTARC 'CLEAR BRITE YELLOW'
 GTO WIRE
 NEON LETTERS ARE **10MM VOLTEC 'SNOW WHITE'**
 GRAB IT TUBE SUPPORTS ARE POP RIVETED
 TO BACK OF POLYCARBONATE CASE
 1/2" WIDE VELCRO
 DOOR IS SECURED WITH
 (2) #6 S.S.P.H. SHEET METAL SCREWS

ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	2.1



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Drawn by: M. Folden

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C

CUTSHEET

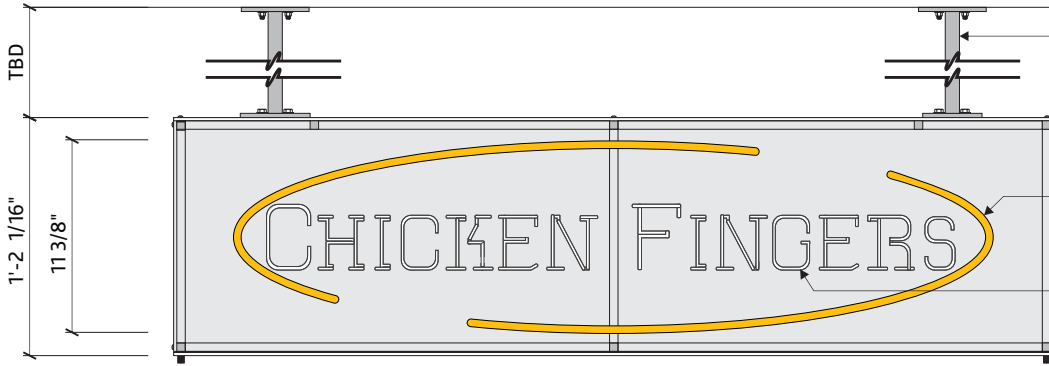
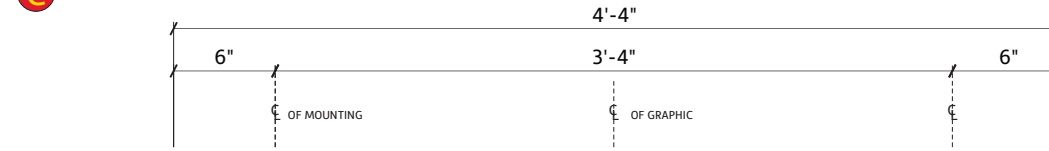
Chicken Fingers Neon Sign

INTERIOR SIGN

PIPE LENGTH TO BE VERIFIED

ALLOWED 1 PER FRONTAGE

LL AMENDING MSP, SIGNAGE SUBJECT TO APPROVAL



FRONT ELEVATION

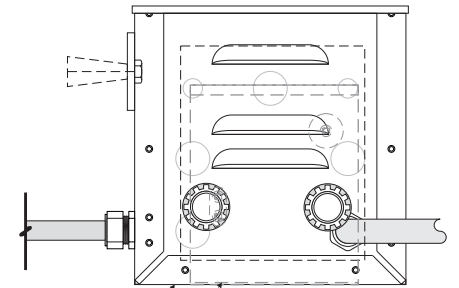
1/2" GALVANIZED STEEL PIPE & FLANGES W/MILL FINISH

3/16" CLEAR POLYCARBONATE CASE W/ MATTE FINISH

NEON YELLOW SWOOPS ARE **13MM NEON VOLTARC 'CLEAR BRITE YELLOW'**

NEON LETTERS ARE **10MM NEON VOLTEC 'SNOW WHITE'**

1/2" X 1/2" ALUM. SQUARE TUBE FRAME W/ MILL FINISH



TRANSFORMER BOX

FRANCEFORMER 9030 P5G-2UE

ELECTRICAL TO PASS THRU MOUNTING TUBE TO ACCESS REMOTE POWER IN ATTIC

TECNOLUX SILIFLEX BLACK GTO 15 W/ BLACK ELECTRODE BOOTS

NEON YELLOW SWOOPS ARE **13MM NEON VOLTARC 'CLEAR BRITE YELLOW'**

GTO WIRE

NEON LETTERS ARE **10MM NEON VOLTEC 'SNOW WHITE'**

GRAB IT TUBE SUPPORTS ARE POP RIVETED TO BACK OF POLYCARBONATE CASE

ALUM. HINGE MECHANICALLY FASTENED TO POLYCARBONATE BACK W/ #8 X 3/4" LONG S.S.P.H. SHEET METAL SCREWS & POP RIVETED TO POLYCARBONATE BOTTOM

1/2" WIDE CLEAR 3M DUAL LOCK

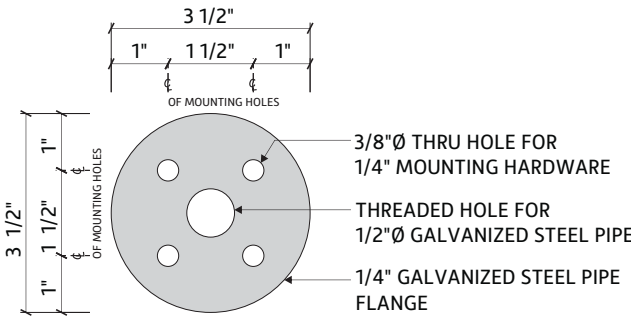
DOOR IS SECURED W/ (2) KNURLED HEAD SCREWS

SECTION VIEW

1 1/2" CONTINUOUS PIANO HINGE IS POP RIVETED TO POLYCARBONATE BOTTOM & MECHANICALLY FASTENED TO POLYCARBONATE BACKER & ALUM. TUBE FRAME W/ #6 S.S.P.H. SHEET METAL SCREWS

(1) STRIP OF 1/2" WIDE CLEAR 3M DUAL LOCK POLYCARBONATE DOOR @ TUBE FRAME @ CENTER ONLY

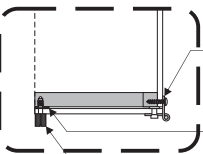
3/16" POLYCARBONATE CASE W/ MATTE FINISH IS OPEN @ FRONT W/ #10-32 X 5/8" LONG 18-8 S.S. KNURLED HEAD CAPTIVE PANEL SCREW W/ SLOTTED DRIVE MCMASTER CARR #91035A508 W/ 18-8 S.S. RETAINER FOR 10-32 THREAD MCMASTER CARR #91065A720



PIPE FLANGE DETAIL

ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	2.1

BLOW UP DETAIL



Location: Palm Springs, CA

AGI Rep: G.W.

Site ID: RC0536

AGI PM: Patience Casey

Date: 07/21/2020

Drawn by: M. Folden

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D

LL AMENDING MSP, SIGNAGE SUBJECT TO APPROVAL



112.00

Square Footage

FOR ARTIST RENDERING USE ONLY
MURAL PROVIDED BY OTHER VENDOR



Location: Palm Springs, CA

AGI Rep: G.W.

Site ID: RC0536

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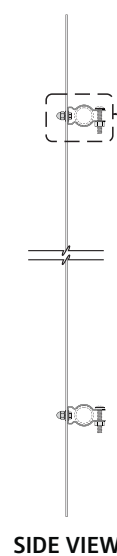
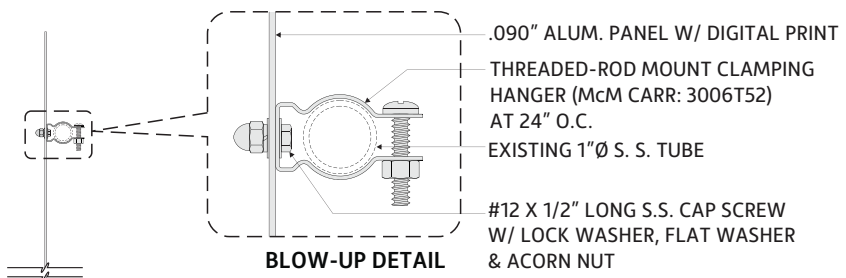


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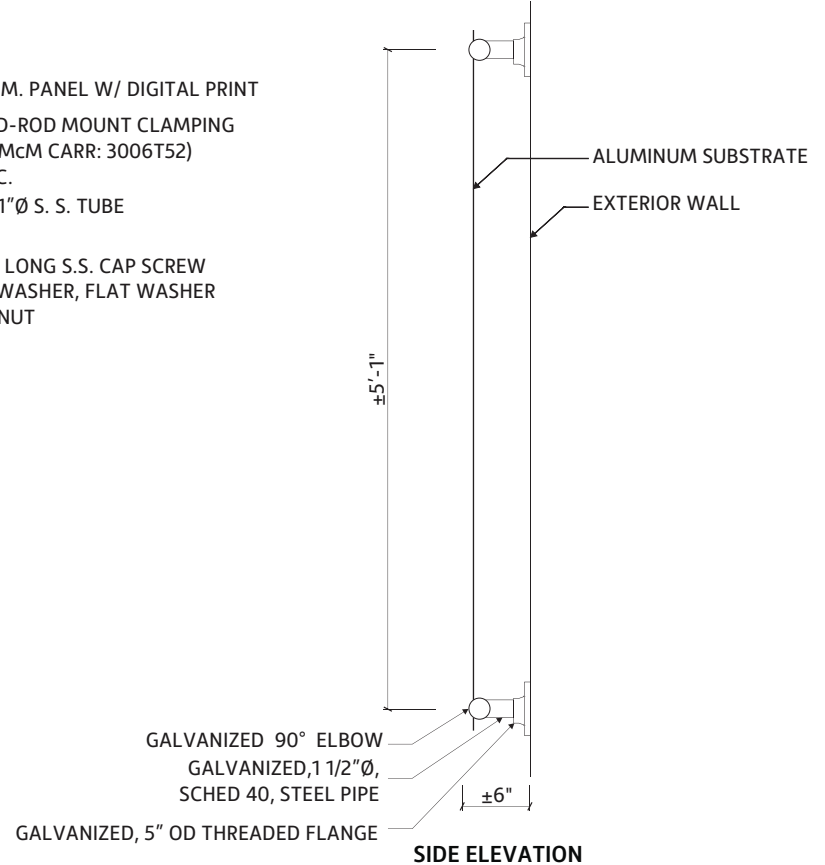
CUTSHEET

Red Dog on Substrate

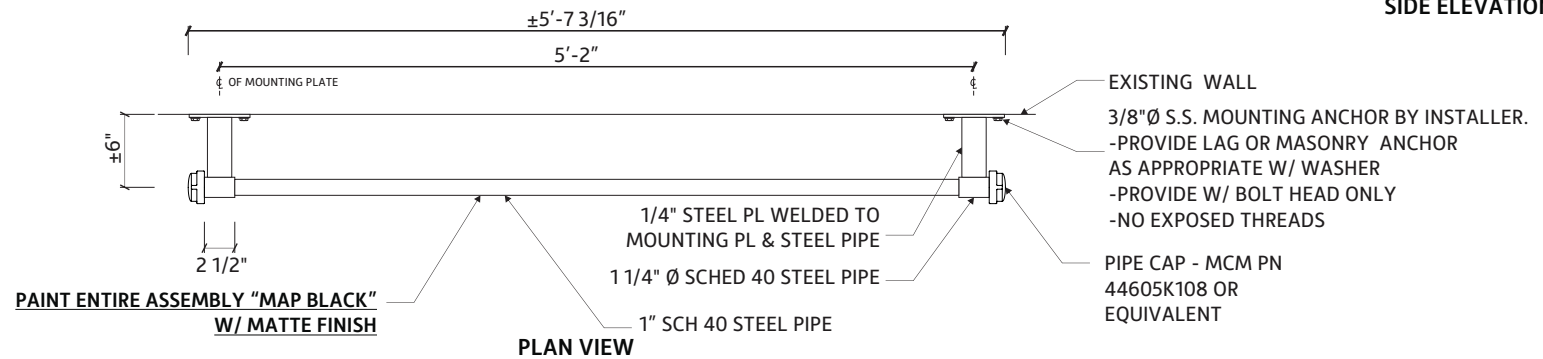
LL AMENDING MSP, SIGNAGE SUBJECT TO APPROVAL



32.00
Square Footage

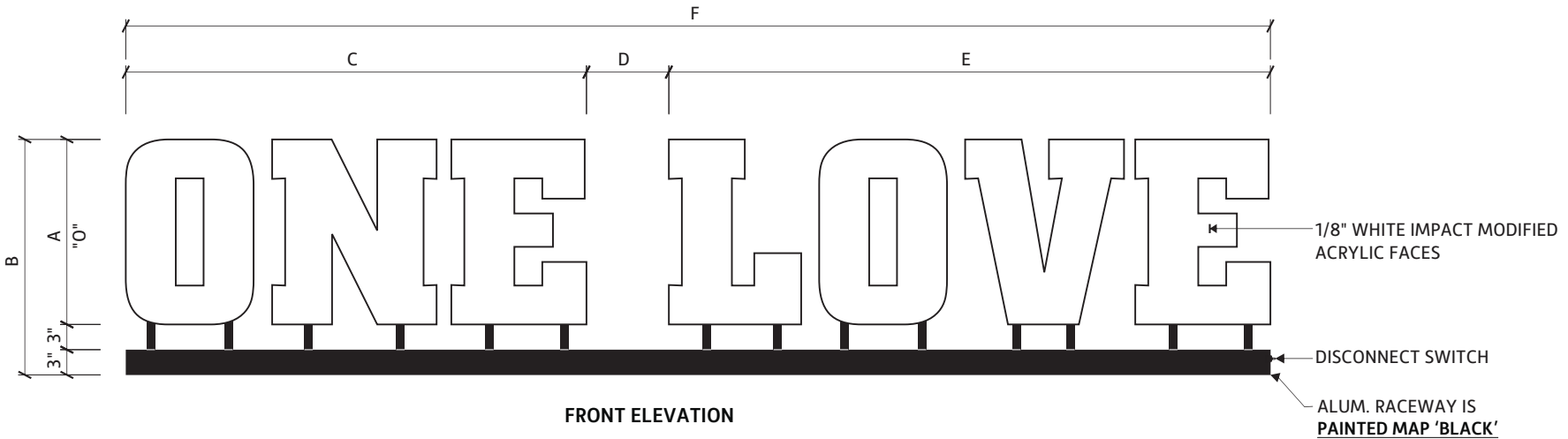


THIS IS A DIGITAL PRINT ON ALUMINUM SUBSTRATE AND RIGID.

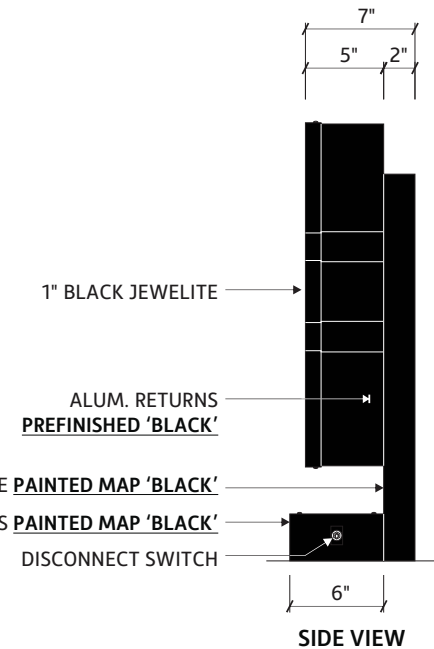


Location: Palm Springs, CA	AGI Rep: G.W.
Site ID: RC0536	AGI PM: Patience Casey
Date: 07/21/2020	Drawn by: M. Folden

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SIGN SIZE	A	B	C	D	E	F	SF
OL-16	16"	±1'-10 9/16"	±3'-3 13/16"	±7 1/8"	±4'-4"	±8'-3"	11.22
OL-18	18"	2'-0"	±3'-8 13/16"	±8"	±4'-10 1/2"	±9'-3 3/8"	14.75
OL-20	20"	2'-2"	±4'-1 13/16"	±8 15/16"	±5'-5"	±10'-3 3/8"	17.57
OL-22	22"	2'-4"	±4'-6 3/4"	±9 13/16"	±5'-11 1/2"	±11'-4 1/8"	21.31



SUPPORT TUBES ARE **PAINTED MAP 'BLACK'**
 ALUM. RACEWAY IS **PAINTED MAP 'BLACK'**
 DISCONNECT SWITCH



Location: Palm Springs, CA

AGI Rep: G.W.

Site ID: RC0536

AGI PM: Patience Casey

Date: 07/21/2020

Drawn by: M. Folden

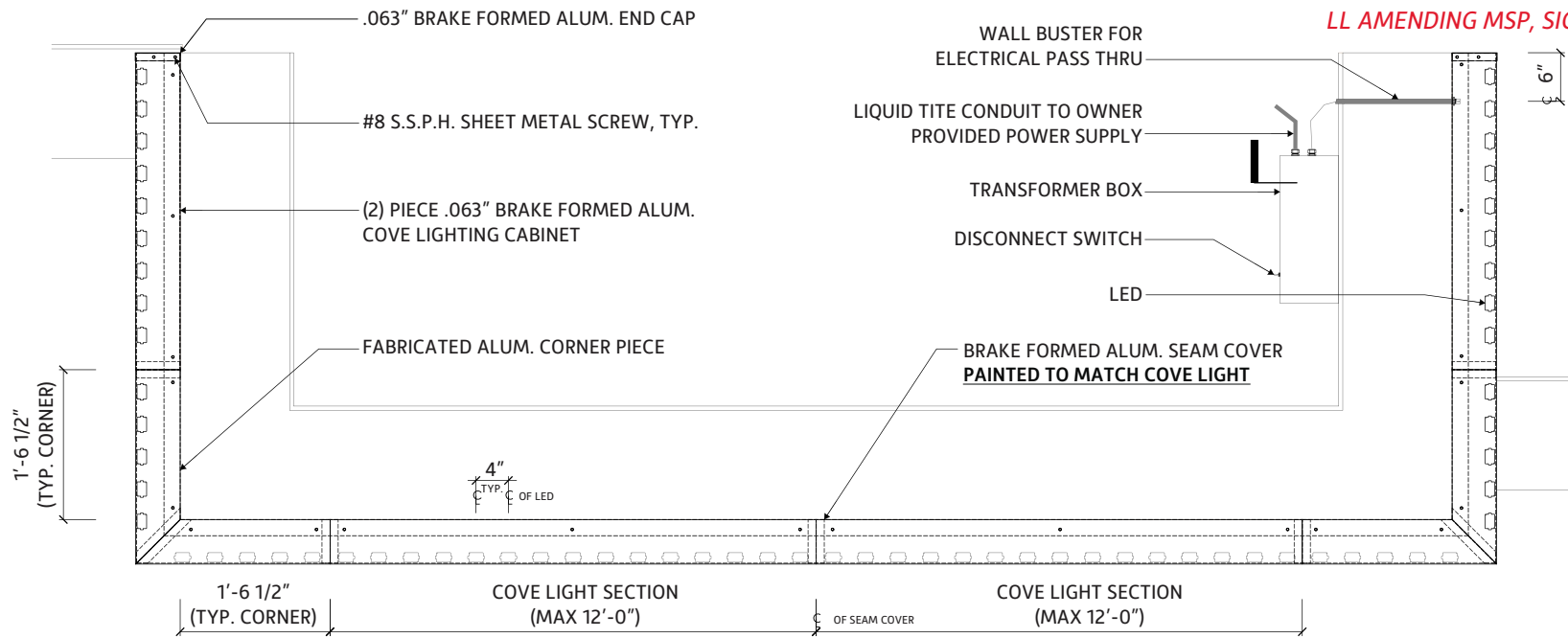
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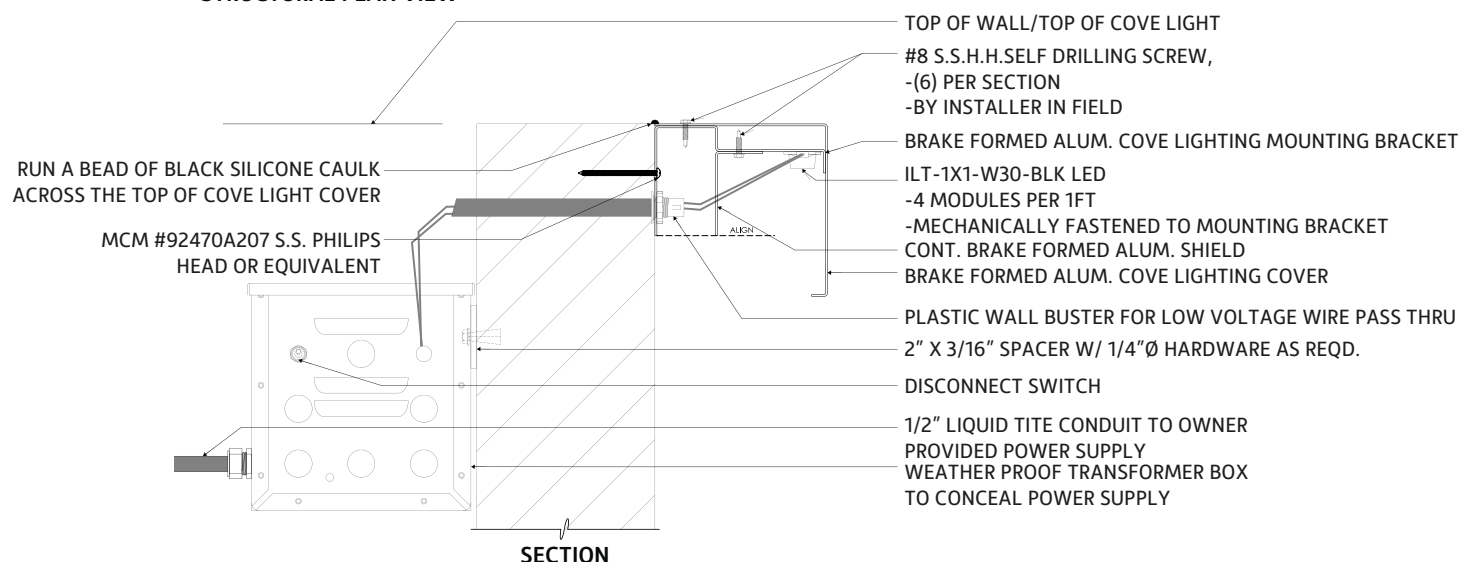
CUTSHEET

Cove Lighting ILT



LL AMENDING MSP, SIGNAGE SUBJECT TO APPROVAL

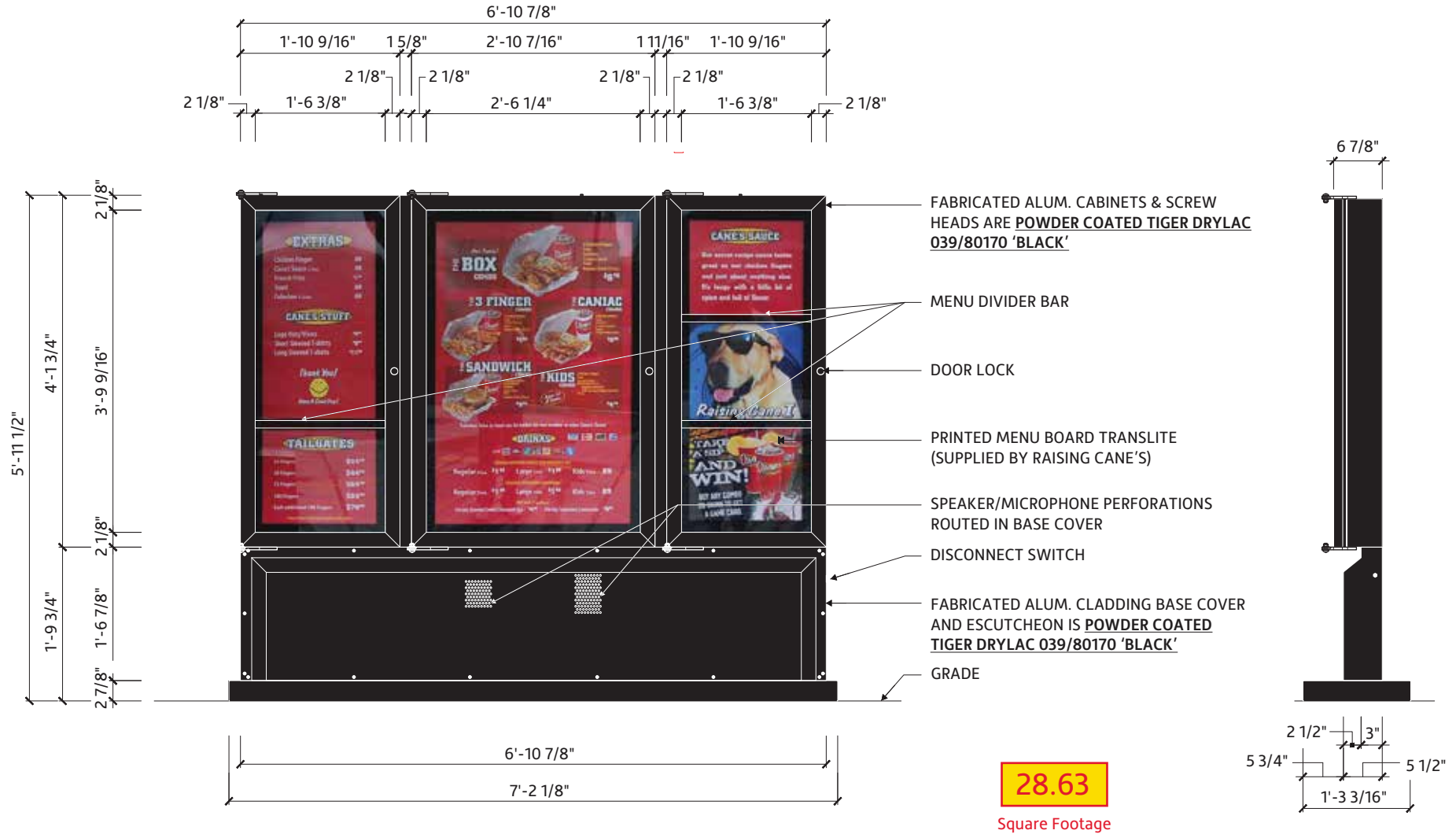


STRUCTURAL PLAN VIEW



SECTION

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Location: Palm Springs, CA

AGI Rep: G.W.

Site ID: RC0536

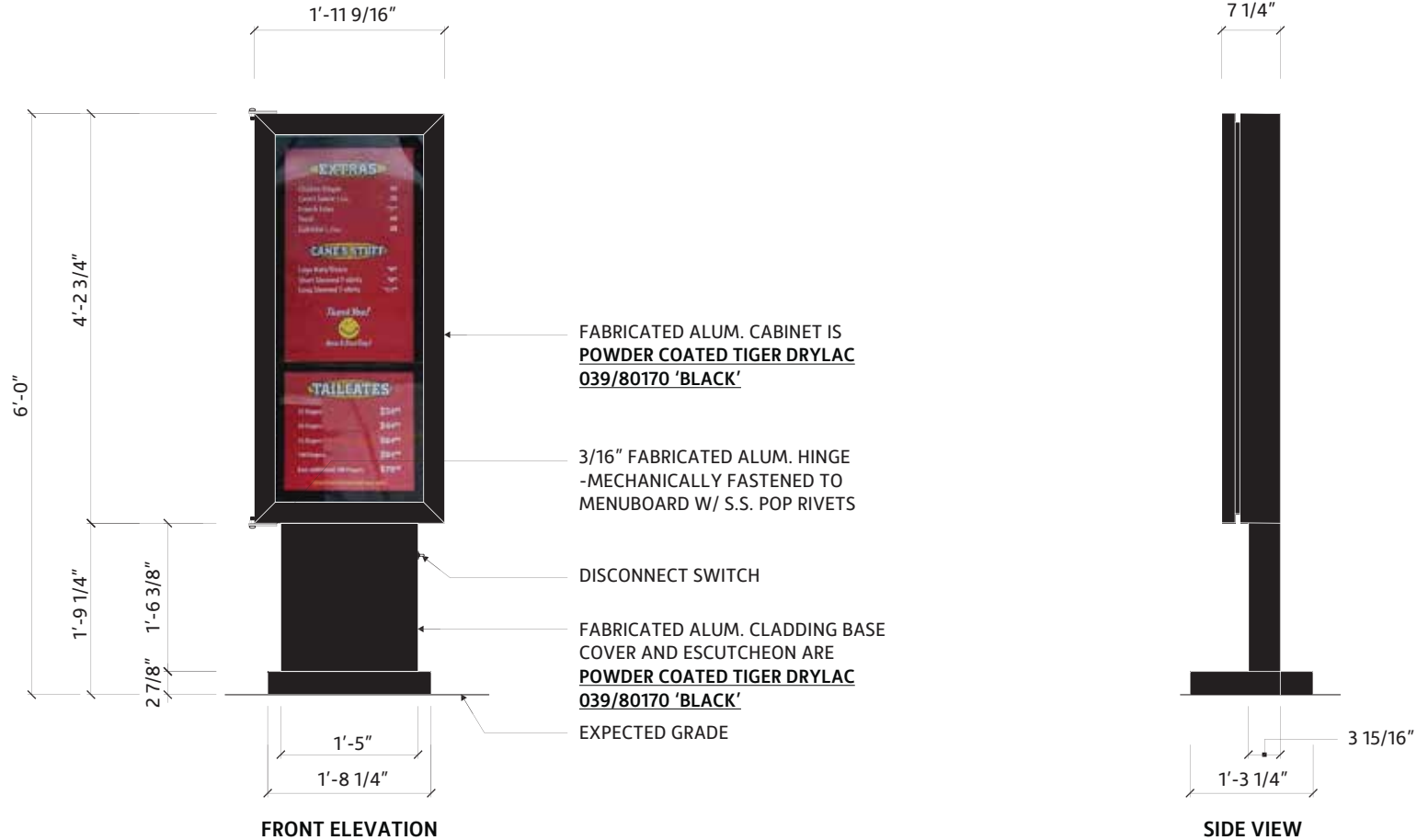
AGI PM: Patience Casey

Date: 07/21/2020

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8.31
Square Footage



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SURROUNDING SITE PHOTOS



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Site ID: RC0536

Date: 07/21/2020

AGI Rep: G.W.

AGI PM: Patience Casey

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