



# ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: DECEMBER 7, 2021 NEW BUSINESS

SUBJECT: PS PROP CO HOLDING, LLC, FOR A MINOR ARCHITECTURAL APPLICATION FOR AN EXISTING 12,000-SQUARE FOOT COMMERCIAL CENTER TO INCLUDE FAÇADE AND LANDSCAPE IMPROVEMENTS AT THE FORMER SOSSA MARKET SHOPPING CENTER LOCATED AT 3700 EAST VISTA CHINO ROAD, ZONE M-1-P. (CASE 3.3138 MAA)

FROM: Development Services Department – Planning Division

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## PROJECT DESCRIPTION:

This is a request for approval of an Architectural Review Application for an exterior remodel of the former Sossa Market Shopping Center to include façade enhancements and new perimeter landscaping located at 3700 East Vista Chino Road.

## RECOMMENDATION:

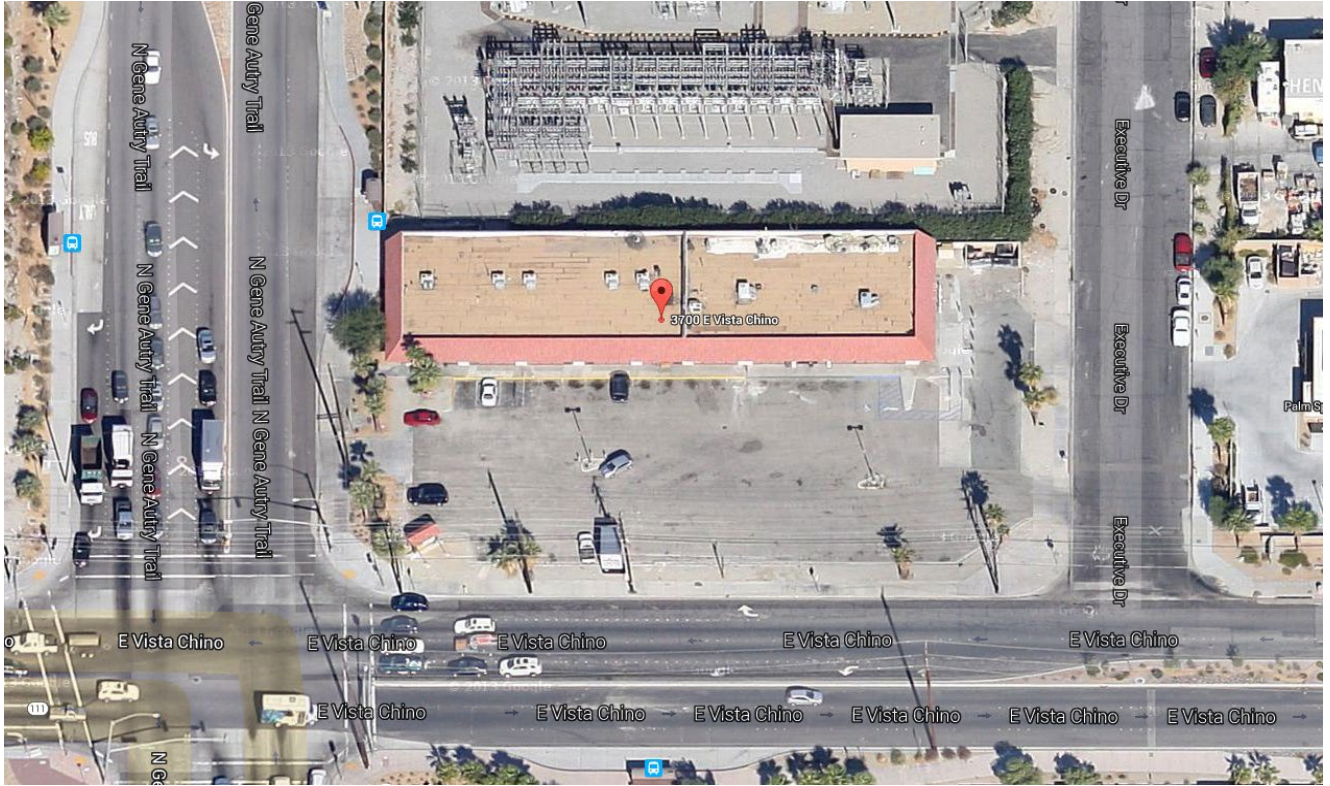
Recommend approval.

## BACKGROUND INFORMATION:

<i>Related Relevant City Actions</i>	
01/30/2018	City issues Administrative permit for cannabis dispensary for Leef Industries at the subject address in Unit A.
11/04/2019	The Architectural Advisory Committee recommends approval for a building façade renovation to include new perimeter landscaping and parking lot stripping.

## STAFF ANALYSIS:

<i>Site Area</i>	
Net Acres	1.02 Acres



Aerial of Shopping Center



Streetview

<b><i>Surrounding Property</i></b>	<b><i>Existing General Plan Designations</i></b>	<b><i>Existing Land Use</i></b>	<b><i>Existing Zoning Designations</i></b>
Subject Property	Neighborhood Community Commercial (NCC)	Multi-tenant commercial center	M-1-P
North	Public Utility	Electrical Substation	M-1-P
South	High Density Residential	Undeveloped (Escena)	M-1-P/PD
East	Industrial	Commercial	PD
West	Neighborhood Community Commercial (NCC)	Vacant	C-1

Section 92.16.03 of the PSZC for the M-1-P development standards.

	<b>M-1-P</b>	<b>Proposed Project</b>	<b>Comply</b>
Lot Area	1.3 acres	1.02 acres	Lot of Record
Lot Width	200 feet	250 feet	Yes
Lot Depth	200 feet	154 feet	Lot of Record
Front Yard	20 feet	80 feet	Yes
Side Yard	20 feet	5 feet	Existing Bldg
Rear Yard	20 feet	5 feet	Existing Bldg
Building Height (max.)	40 feet	23'-8"	Yes
Bldg. Coverage	N/A	33%	Yes
Off-street parking	43 spaces	46 spaces	Yes
Landscaping	No specific requirements	Landscape plan provided	Yes

**PROJECT DESCRIPTION:**

**Site Description:**

The former Sossa Market Shopping Center located at the intersection of North Gene Autry Trail and East Vista Chino Road was built decades ago when this section of the City was part of Riverside County. The 12,000-square foot in-line retail building currently contains six (6) units with a variety of uses including a convenience store, restaurant, and cannabis dispensary. The center has been neglected over the years and the new owner is seeking approval to upgrade the site by resurfacing the parking lot, adding landscaping, and repainting the building façade as describe below.

**Previous Approval:**

The Architectural Advisory Committee previously approved a renovation of the shopping center on November 14, 2019 to include the removal of the existing mansard roof to be replaced with a combination of flat and sloped roofs constructed of standing seam metal in a gray color. The main portion of the façade would be covered with rough stucco with columns of smooth stucco in white and off-white shades. Reglet joints would provide interest on the larger flat portion of the building and the storefront glazing will include a front door with two side lights, and frames to be aluminum in a dark color. The project also included parking lot improvements and new perimeter landscaping. Ultimately the property owner decided to scale down the project which is before the ARC.

**Building Façade:**

The applicant proposes to replace the existing mansard roof with a standing seam material in a dark gray color. The front façade will be painted a combination of white and gray colors with the main body named “Pure White” located on the west front façade; the middle portions will be a shade darker called “Site White” and “Ceiling Bright White”; the eastern front façade to be painted “Online” which is a light gray. The front colors will wrap to the sides of the building and the rear will be white.

**Parking Lot:**

The existing parking lot will be slurry sealed and restriped according to the site plan. The one access point off State Highway 111 (North Gene Autry Trail) will remain as constructed as well as the two access points from Executive Drive. The existing parking lot has a total of 46 spaces.

**Landscaping:**

The site currently is void of landscaping and the renovation will include a complete overhaul of the site perimeter. The most prominent portion of the site is at the corner of North Gene Autry Trail and East Vista Chino. Currently there is a large sign which will be removed as part of the renovation. The landscape plan shows the existing mature palm trees to remain with the addition of Bougainville, Green Carpet, and other grasses and accent succulents. Ground cover will be tan decomposed granite.

**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>
1.	<i>The architectural treatment is consistent on all four sides of the proposed building(s), unless otherwise approved by the ARC;</i>	Y
	All sides of the building will be painted according to the proposed paint scheme consisting of white and gray shades.	

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
2.	<i>The design of accessory structures, such as carports, cabanas, and similar accessory structures, shall be consistent with the form, materials and colors of the principal building(s), unless otherwise approved by the ARC;</i> No accessory structures are proposed.	N/A
3.	<i>The façade elements and fenestration are composed in a harmonious manner;</i> The removal of the existing barrel tile mansard roof to be replaced with standing seam metal in a dark gray color will update the look of the center. Other elements of the façade to include a harmonious paint scheme is of good composition.	Y
4.	<i>The proposed materials are consistent with the context of the site, adjacent buildings, and the desert environment;</i> The existing building consists of stucco with aluminum glass store front retail windows and doors to remain.	Y
5.	<i>The proposed color scheme is appropriate to the desert environment and consistent with the site context;</i> The front façade will be painted a combination of white and gray colors with the main body named “Pure White” located on the west front façade; the middle portions will be shade darker called “Site White” and “Ceiling Bright White”; the eastern front façade to be painted “Online” which is a light gray.	Y
6.	<i>Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;</i> The existing mansard roof provides an appropriate overhang for solar control of the south facing façade.	Y
7.	<i>The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;</i> The landscape plan shows the existing mature palm trees to remain with the addition of an African Sumac and Palo Verde tree, Bougainville, and Red Yucca. Ground cover will be tan decomposed granite.	Y
8.	<i>The proposed landscape plan is consistent with all applicable zoning requirements, including any streetscape requirements, landscape buffer requirements, and screening requirements;</i> The proposed landscape plan will enhance the overall appearance of the existing shopping center by updating the parking lot perimeter areas with new plants and hardscape.	Y
9.	<i>The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate;</i> No additional street shade trees are proposed.	N/A

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
10.	<i>The proposed lighting plan is consistent with the requirements of PSZC Section 93.21.00, and the proposed lighting will not materially impact adjacent properties;</i> There is no change to lighting proposed.	Y
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> Existing freestanding monument sign to be removed.	N/A
12.	<i>Screening is provided for mechanical equipment and service yards, so as to screen such facilities from view from public rights-of-way and abutting properties;</i> Mechanical equipment is located on the roof and is screened from view via an existing parapet.	Y

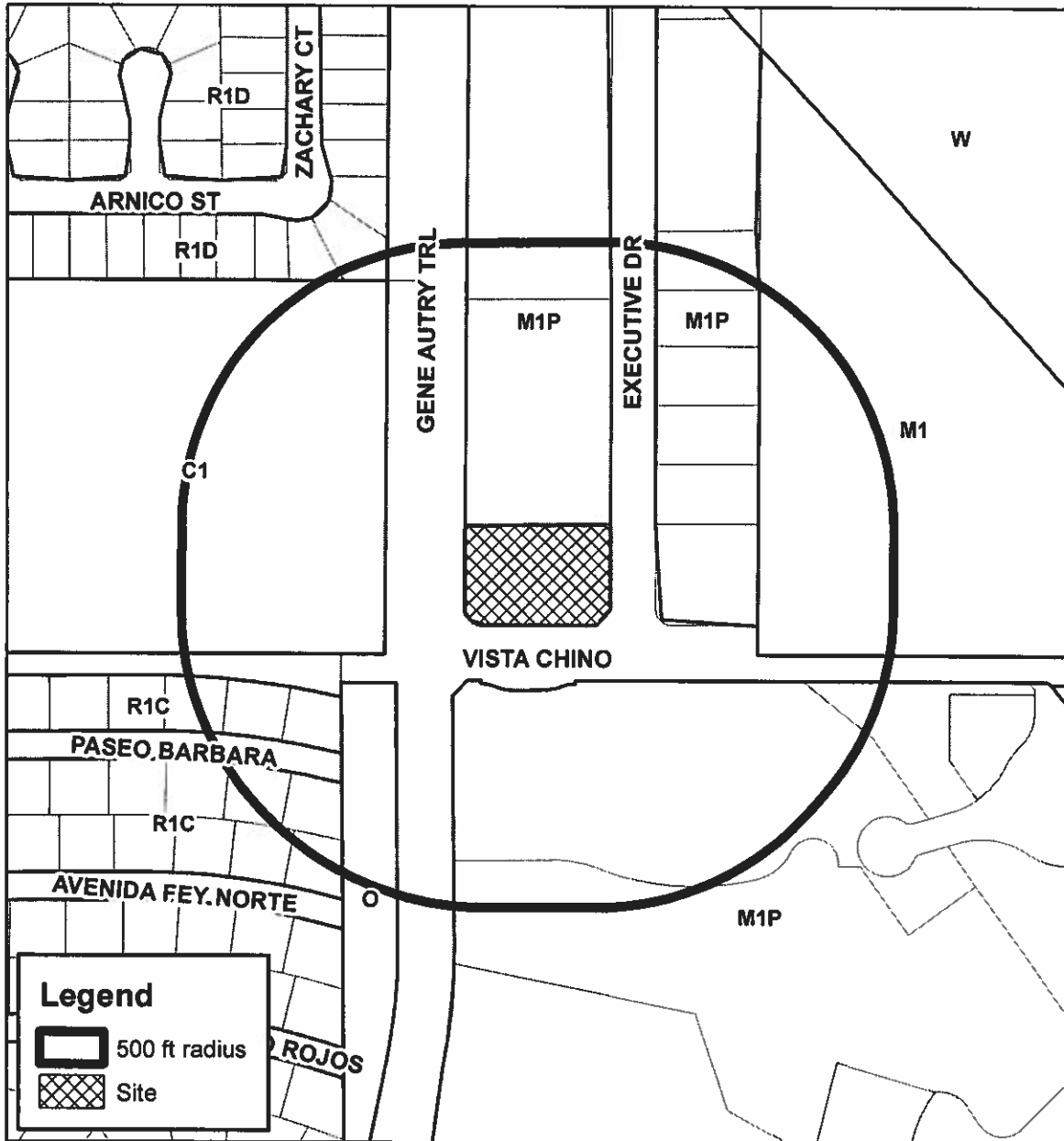
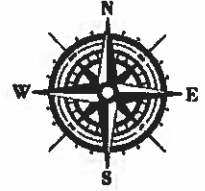
<b>PREPARED BY:</b>	Glenn Mlaker, AICP – Associate Planner
<b>REVIEWED BY:</b>	David Newell, AICP – Assistant Planning Director

**ATTACHMENTS:**

1. Vicinity Map
2. Paint Scheme
3. Building Elevations.
4. Landscape Plan



# Department of Planning Services Vicinity Map

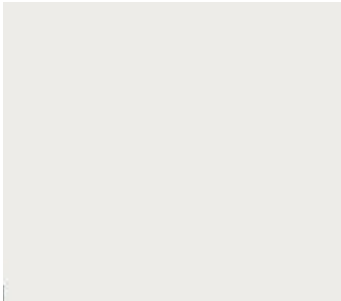


**CITY OF PALM SPRINGS**  
**Case # 3.3138 MAA**  
**3700 East Vista Chino**

# Color Board

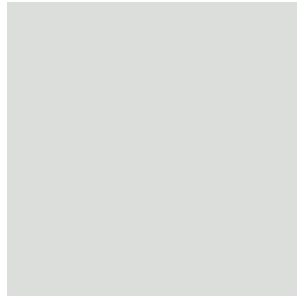
## 3700 E. Vista Chino, Unit D, Palm Springs

**Main Stucco**



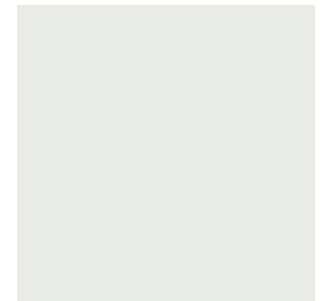
Sherwin Williams 4006

**Accent 1**



Sherwin Williams 7070

**Accent 2**



Sherwin Williams 7007

**Accent 3**



Sherwin Williams 7072

**Roof**



Gray Standing Seam Metal





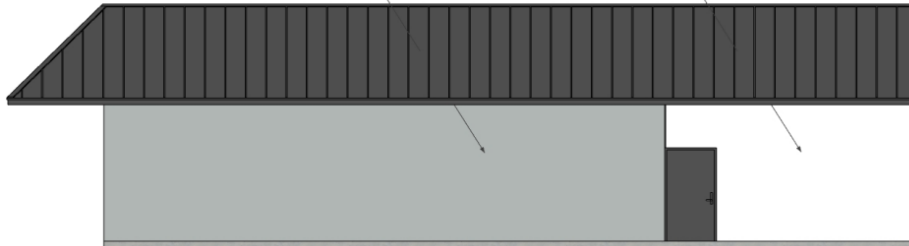
**SOUTH ELEVATION**



**NORTH ELEVATION**

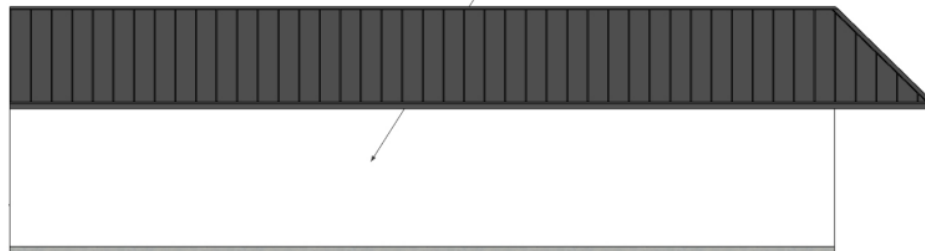
SW 7072 Online

SW 4006 White



EAST ELEVATION

SW 4006 White



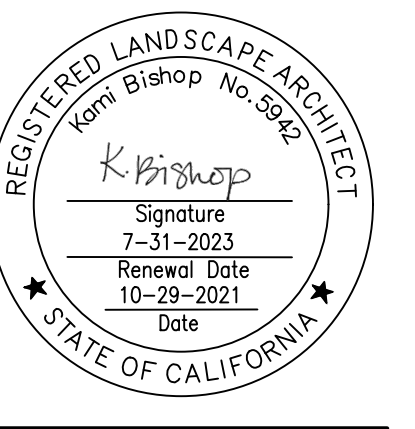
WEST ELEVATION





**KAMI BISHOP, RLA**  
Landscape Architect

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e bishoptkami@gmail.com



This and all other project documents and ideas, aesthetics and designs, incorporated herein, are instruments of service. All project documents are the registered property of Kami Bishop, Landscape Architect and cannot be lawfully used in part or whole for any project or purpose except as described in the contractual agreement between the client and Kami Bishop, Landscape Architect.

Project documents design intent of work and are not a representation of as-built or existing conditions. Kami Bishop, Landscape Architect make no representations concerning the accuracy of the documents and are not responsible for any discrepancies between the project documents and the existing conditions.

**TRULIEVE PALM SPRINGS**  
3700 E. Vista Chino  
Palm Springs, California  
**PRELIMINARY LANDSCAPE PLAN**

DATE	REVISION

Job No. \_\_\_\_\_  
Date OCT. 29, 2021  
Drawn by kb  
Checked by kb  
Scale noted on plan

**PRELIMINARY LANDSCAPE PLAN**

**L-1**

### PLANT PALETTE:

#### SHRUBS:

BOTANICAL NAME	COMMON NAME	SIZE
BACCHARIS 'CENTENNIAL'	COYOTE BUSH	5 GAL.
LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	15 GAL.
CALLIANDRA 'ERIOPHYLLA'	FAIRY DUSTER	5 GAL.

#### GROUNDCOVERS:

BOTANICAL NAME	COMMON NAME	SIZE
CARISSA M. 'GREEN CARPET'	GREEN CARPET NATAL PLUM	1 GAL.
SANTOLINA CHAMAECYPARISSUS 'NANA'	LAVENDER COTTON	1 GAL.

#### GRASSES

BOTANICAL NAME	COMMON NAME	SIZE
MUHLENBERGIA LINDHEIMERI	LINDEIMER MUHLY	5 GAL.

#### ACCENT SUCCULENT

BOTANICAL NAME	COMMON NAME	SIZE
DASYLIRION WHEELERI	DESERT SPOON	15 GAL.

ALL PLANTING AREAS TO RECEIVE 3" OF DECOMPOSED GRANITE.

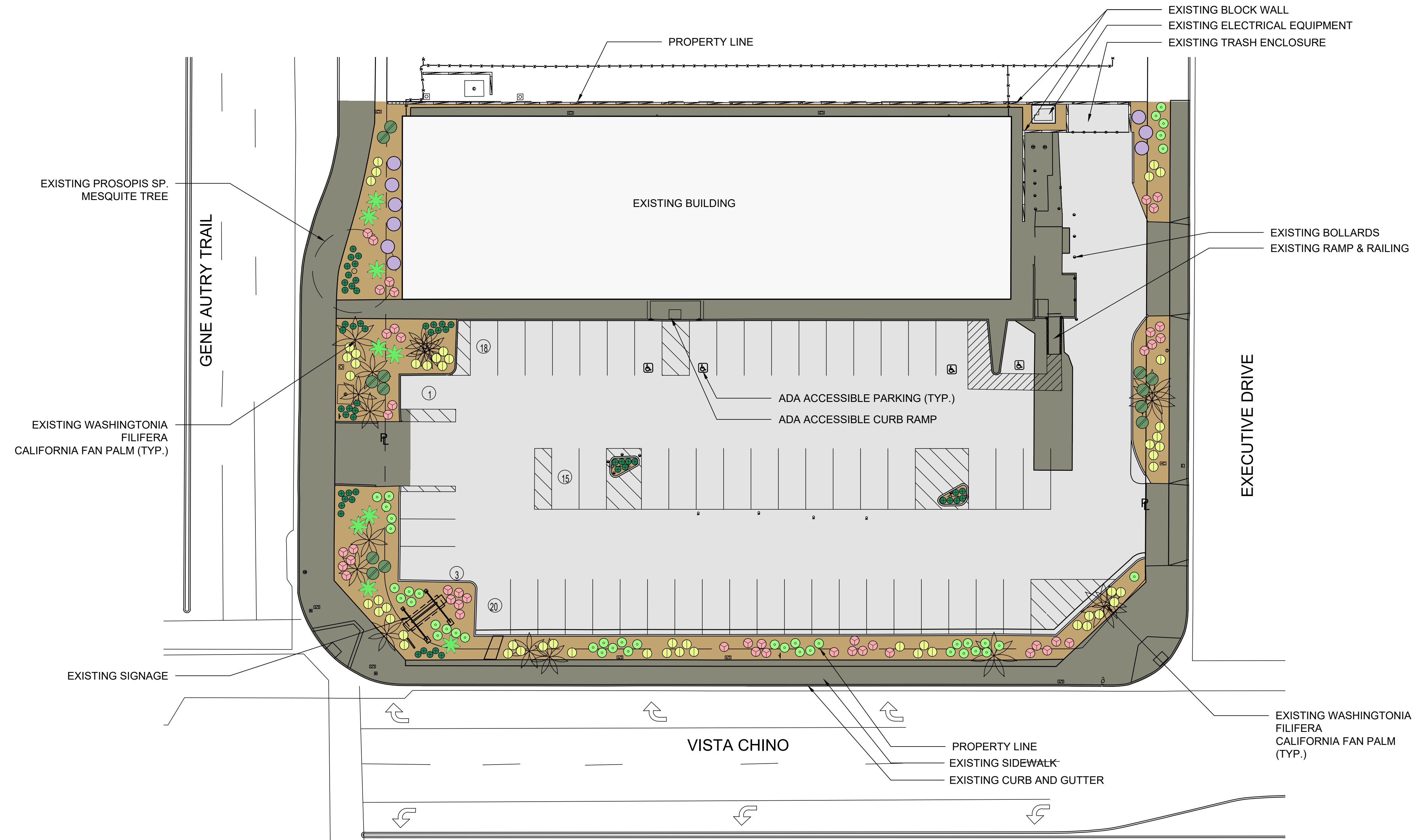
TOTAL SITE LANDSCAPE AREA: 6,761 SQ. FT.  
EXISTING SITE TREES: 18  
TURF: 0 SQ. FT

#### PLANTING & IRRIGATION NOTES:

LANDSCAPING WITHIN THE DEVELOPMENT SHALL COMPLY WITH CITY OF PALM SPRINGS MUNICIPAL CODE 8.80 AND COACHELLA VALLEY WATER DISTRICT (CVWD) WATER EFFICIENT LANDSCAPING REQUIREMENTS. LANDSCAPE MATERIAL TO BE IRRIGATED WITH MICRO-IRRIGATION WITH IRRIGATION EFFICIENCY 90% OR GREATER. ALL DOCUMENTATION AND CALCULATIONS SHALL BE DEMONSTRATED ON CONSTRUCTION DOCUMENT SET AND SUBJECT TO CITY APPROVAL PRIOR TO CONSTRUCTION.

#### Landscape Water Use Calculations 10/29/2021

<b>1 Maximum Annual Water Allowance (MAWA)</b>		(Eto)(0.62) ((0.45 x LA) + ((1-ETAF) x SLA))
INPUT the total square footage of landscape =	6,761	S.F.
INPUT the Hist. ETo for the area =	71.6	
MAWA =	18,056	cu ft / yr
	135,060	gal / yr
<b>2 Estimated Annual Water Use (EAWU)</b>		
<b>Hydrozone # 1</b>		
Low Shrub Drip	INPUT Plant Factor =	0.2 (Low)
INPUT square footage of hydrozone =	2,608	
INPUT hydrozone irrigation efficiency =	1	(NA)
EAWU =	3,096	cu ft / yr
<b>Hydrozone # 2</b>		
Medium Shrub Drip	INPUT Plant Factor =	0.4 (Medium)
INPUT square footage of hydrozone =	4,153	
INPUT hydrozone irrigation efficiency =	0.9	(Drip)
EAWU =	10,954	cu ft / yr
Total EAWU =	14,050	cu ft / yr
	105,093	gal / yr
(this number must be positive)	EAWU < MAWA =	4,006
		29,968
(this number must be under 100%)	Percentage of MAWA=	78%



### PLANT PHOTOS:

#### SHRUBS:



BACCHARIS 'CENTENNIAL' LEUCOPHYLLUM FRUTESCENS CALLIANDRA 'ERIOPHYLLA'

#### GROUNDCOVERS:



CARISSA M. 'GREEN CARPET' SANTOLINA CHAMAECYPARISSUS 'NANA'

#### GRASSES



MUHLENBERGIA LINDHEIMERI

#### ACCENT SUCCULENT



DASYLIRION WHEELERI



DECOMPOSED GRANITE: PALM SPRINGS GOLD

**Underground Service Alert**  
Call: TOLL FREE  
1-800-227-2600  
TWO WORKING DAYS BEFORE YOU DIG

