



ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: FEBRUARY 7, 2022 NEW BUSINESS

SUBJECT: JACK RIVERS OF CANYON PRINT & SIGNS, ON BEHALF OF HIGHTEND, AN EXISTING CANNABIS DISPENSARY, FOR THE APPROVAL OF A SIGN PERMIT APPLICATION TO INSTALL A 22.3-SQUARE-FOOT PERMANENT WALL SIGN AT 3395 NORTH INDIAN CANYON DRIVE, ZONE C-M, SECTION 34 (CASE 21-074 SI). (NK)

FROM: Development Services Department – Planning Division

PROJECT DESCRIPTION:

This is a request for approval of a Sign Permit application for Hightend, an existing cannabis dispensary, to install a 22.3-square-foot permanent wall sign. Pursuant to Palm Springs Zoning Code Section 93.23.15(F)(3)(a), all signage proposed for a cannabis facility requires review and approval by the Architectural Review Committee (ARC).

RECOMMENDATION:

That the Architectural Review Committee approve the application, subject to the following conditions:

- 1) Sign installation shall be contingent upon the installation of additional landscaping materials along the southern border of the parking lot and the removal of the unpermitted light fixtures as required by City Council Resolution No. 24894 (conditions PLN 3 and PLN 4).
- 2) Business owner shall obtain a building permit prior to the installation of the wall sign.

BUSINESS PRINCIPAL DISCLOSURE:

The legal name of the business is OC Coast, Inc. An individual named Sam L. Charry is the president, CFO, and sole owner of the entity. Public Integrity Disclosure Form is attached to this report (Attachment #3).

BACKGROUND INFORMATION:

<i>Related Relevant City Actions</i>	
10/19/2020	Architectural Advisory Committee (AAC) reviewed Case 3.1292 MAA for the approval of the after-the-fact exterior alterations for an existing cannabis dispensary, Hightend, and voted unanimously for the project to the continued for further study.
04/19/2021	AAC reviewed and recommended approval of Case 3.1292 MAA to the City Council subject to conditions of approval.
05/27/2021	City Council approved Case 3.1292 MAA subject to conditions of approval (Resolution No. 24894).

In 2020, the business submitted a Minor Architectural Review (MAA) application (Case 3.1292 MAA) for unpermitted painting of the exterior building walls. In 2021, the application was approved by the City Council subject to conditions of approval. The conditions imposed by the City Council required the business to remove unpermitted wall light fixtures within 14 days of the City Council approval and the installation of landscaping materials along the southern border of the parking lot. Based on the visual inspection of the property conducted by staff on February 1, 2022, all conditions have been met except for the light fixture removal and landscape installation requirements. City Council Resolution No. 24894 is attached to this report (Attachment #4).

STAFF ANALYSIS:

<i>Site Area</i>	
Net Acres	0.48 Acre

Development Standards:

The proposed project is subject to the Sign Ordinance regulations stipulated in Palm Springs Zoning Code Section 93.20.05(A) and Palm Springs Municipal Code Section 5.55.200(A)(11) (Adult-Use Cannabis Operating Requirements) as analyzed below:

Palm Springs Zoning Code Section 93.20.05(A):

		<i>Required</i>	<i>Proposed</i>	<i>Compliance</i>
1.	Max. Quantity	1 Main Sign	1 Main Sign	Y
2.	Permitted Sign Type	Wall, Monument/Freestanding	Wall Sign	Y
3.	Max. Sign Area	1 SQ. FT./1 lineal foot of store frontage; Max. 50 SQ. FT.	22.3 SQ. FT. (Lineal storefront footage: 125 Feet)	Y
4.	Sign Separation	Min. 10 feet from other existing signs	No other signage within 10 feet	Y
5.	Max. Height	Cannot exceed 28 feet	Below the cornice of	Y

		above the ground or the top of the building	the single-story building	
6.	Installation Location	Adjacent to or on the building facing the frontage line	Parking lot/W. San Rafael Drive-facing building elevation (multiple frontage parcel)	Y
7.	Illumination	Illuminated or Non-Illuminated	Illuminated	Y

Palm Springs Municipal Code Section 5.55.200(A)(11) (Adult-Use Cannabis Operating Requirements):

	<i>Required</i>	<i>Proposed</i>	<i>Compliance</i>
1.	Signage for any Adult-Use Cannabis Business facility and/or location shall include the name of the business and shall be in compliance with the City's sign ordinance and any applicable City design standards.	Signage includes the business name and meets the Sign Ordinance and design standards	Y

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> Scope of work is limited to signage only, and no physical change to the exterior of the building is proposed.	N/A
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> Scope of work is limited to signage only, and no physical change to the exterior of the building or any addition is proposed.	N/A
3.	<i>The façade elements and fenestration are composed in a harmonious manner;</i> The project proposes the installation of a wall sign at the upper building corner on the building's primary elevation. The location, design, and dimensions of the proposed signage complement the building façade design.	Y
4.	<i>The proposed materials are consistent with the context of the site, adjacent buildings, and the desert environment;</i>	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
	The construction of the proposed internally illuminated channel letter wall sign consists of aluminum returns, Plex sign faces with applied vinyl overlay, and Jewelite trim caps. These are common construction materials for signs and are contextually appropriate.	
5.	<i>The proposed color scheme is appropriate to the desert environment and consistent with the site context;</i>	Y
	The proposed sign color palette consisting of green and white is complementary to the exterior colors of the building, which include dark green and gray.	
6.	<i>Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;</i>	N/A
	Scope of work is limited to signage only, and no physical changes to the exterior of the building is proposed.	
7.	<i>The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;</i>	N/A
	Scope of work is limited to signage only, and no changes to the existing landscape is proposed.	
8.	<i>The proposed landscape plan is consistent with all applicable zoning requirements, including any streetscape requirements, landscape buffer requirements, and screening requirements;</i>	Yes, subject to condition
	The installation of additional landscaping materials along the southern border of the parking has not been completed as of February 1, 2022. To address this nonconformance issue, staff is recommending a condition of approval which requires sign installation to be contingent upon the installation of landscaping materials along the southern border of the parking lot. With this condition, the project meets this finding.	
9.	<i>The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate;</i>	N/A
	Scope of work is limited to signage only, and no physical changes to the exterior of the building is proposed.	
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>	Yes, subject to condition
	The unpermitted lighting fixtures have not been removed as of February 1, 2022. To address this nonconformance issue, staff is recommending a condition of approval which requires sign installation to be contingent upon the removal of the unpermitted lighting fixtures. With this condition, the project meets this finding.	
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

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
	The application proposes the installation of a 22.3-square-foot permanent wall sign on the primary building elevation. The total sign height is 2.5 feet. The proposed sign width is 8.91 feet, which is approximately 7% of the 125-foot lineal frontage of the building. The proposed sign, which is an internally illuminated channel letter wall sign, will be installed at the upper corner on the building’s primary elevation. The location of the sign and dimensions are appropriate for the building and compatible with the design of the building and its façade.	
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> Scope of work is limited to signage only, and no physical changes to the exterior of the building is proposed.	N/A
13.	<i>The proposed application is consistent with any adopted design standards of an applicable specific plan, planned development district, or other applicable adopted design standards and regulations.</i> The project site is located neither within a Specific Plan Area nor a Planned Development District.	N/A

ENVIRONMENTAL ANALYSIS:

The proposed development is considered a “project” pursuant to the terms of the California Environmental Quality Act (“CEQA”), and has been determined to be categorically exempt pursuant to Section 15301(a) of the CEQA Guidelines (Class 1, Existing Facilities).

CONCLUSION:

The proposed sign meets the Sign Ordinance regulations and architectural review criteria. However, the business has not addressed all of the conditions of approval which were imposed by the City Council when Case 3.1292 MAA was approved. Therefore, staff is recommending approval of the project to the ARC with conditions of approval as mentioned earlier in this report.

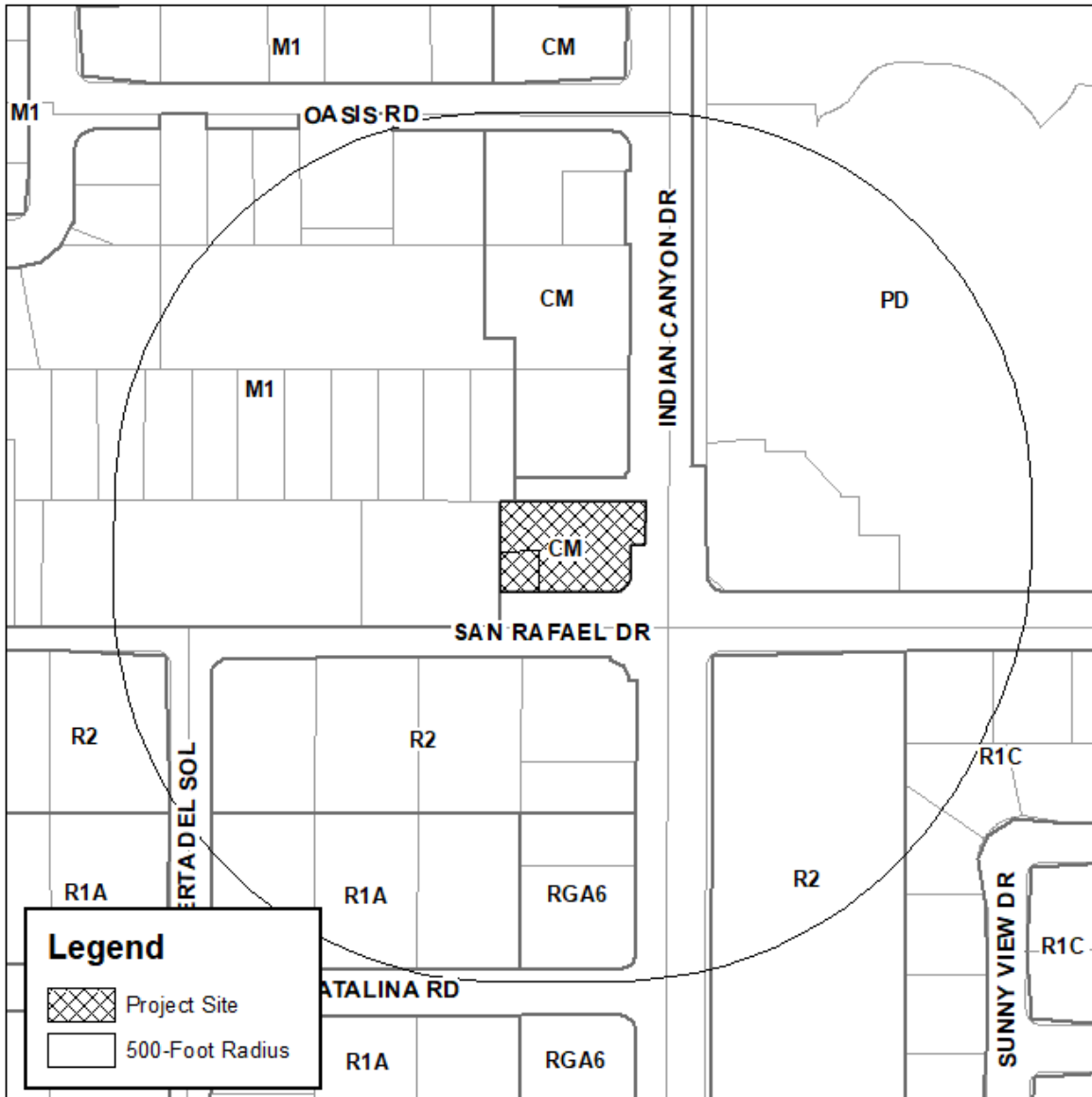
PREPARED BY:	Noriko Kikuchi, AICP, Associate Planner
REVIEWED BY:	David Newell, AICP, Assistant Director of Planning

ATTACHMENTS:



1. Vicinity Map
2. Aerial View
3. Public Integrity Disclosure Form
4. City Council Resolution No. 24894
5. Sign Plans



Department of Planning Services Vicinity Map

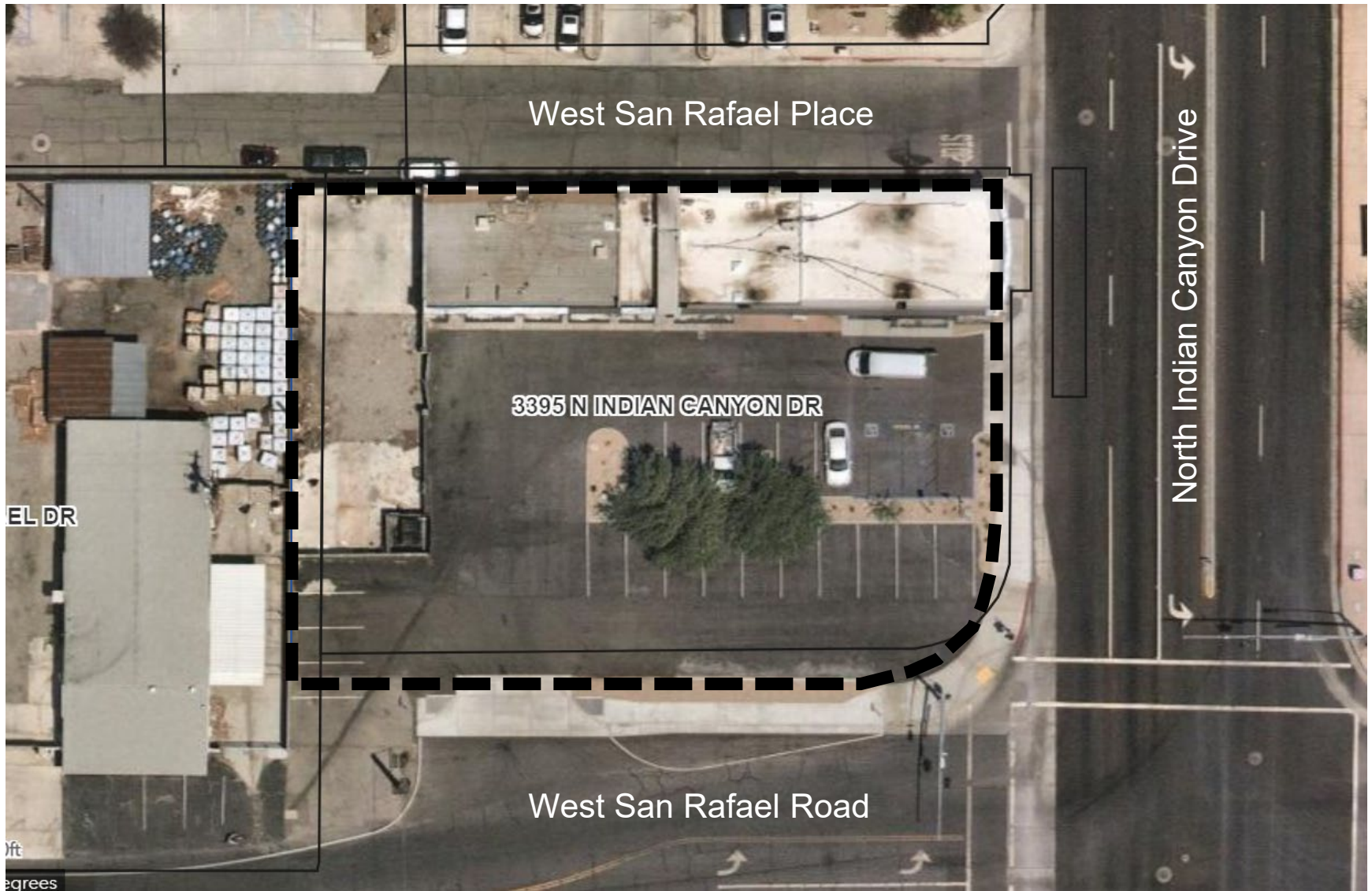


Legend

-  Project Site
-  500-Foot Radius

CITY OF PALM SPRINGS

Case 21-074 SI
3395 North Indian Canyon Drive
(APN: 669-452-070)
Hightend



West San Rafael Place

3395 N INDIAN CANYON DR

North Indian Canyon Drive

West San Rafael Road

EL DR

 Project Site

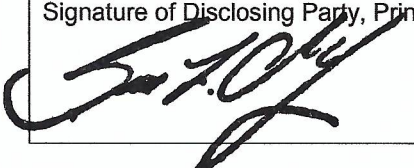


PUBLIC INTEGRITY DISCLOSURE APPLICANT DISCLOSURE FORM

1.	Name of Entity	OC Coast Inc. dba
2.	Address of Entity (Principle Place of Business)	3395 N. Indian Canyon Dr. #A, Palm Springs, CA 92262
3.	Local or California Address (if different than #2)	
4.	State where Entity is Registered with Secretary of State	CA
If other than California, is the Entity also registered in California? <input type="checkbox"/> Yes <input type="checkbox"/> No		
5.	Type of Entity	<input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Other (please specify)
6.	Officers, Directors, Members, Managers, Trustees, Other Fiduciaries (please specify) Note: If any response is not a natural person, please identify all officers, directors, members, managers and other fiduciaries for the member, manager, trust or other entity	<p>Sam L. Cherry [name] <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager</p> <p><input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner</p> <p><input checked="" type="checkbox"/> Other <u>President/CEO</u></p> <p>_____ [name] <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager</p> <p><input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner</p> <p><input type="checkbox"/> Other _____</p> <p>_____ [name] <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager</p> <p><input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner</p> <p><input type="checkbox"/> Other _____</p>

7. Owners/Investors with a 5% beneficial interest in the Applicant Entity or a related entity	
EXAMPLE JANE DOE <hr/> [name of owner/investor]	50%, ABC COMPANY, Inc. <hr/> [percentage of beneficial interest in entity and name of entity]
A. Sam L. Charry <hr/> [name of owner/investor]	100% OC Coast, Inc. <hr/> [percentage of beneficial interest in entity and name of entity]
B. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]
C. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]
D. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]
E. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Disclosing Party, Printed Name, Title 	Date 1/28/22
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PENALTIES
 Falsification of information or failure to report information required to be reported may subject you to administrative action by the City.

RESOLUTION NO. 24894

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING A MINOR ARCHITECTURAL APPLICATION, CASE NO. 3.1292 MAA, TO ALTER THE EXTERIOR OF AN EXISTING CANNABIS LOUNGE FACILITY, HIGHTEND, LOCATED AT 3395 NORTH INDIAN CANYON DRIVE, SUITE A.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS FINDS AND DETERMINES AS FOLLOWS:

- A. Jamie Chisick of OC Coast, Inc. ("Applicant") has filed a Minor Architectural Application (Case 3.1292 MAA) with the City pursuant to Sections 94.04.00 (Architectural Review) and 93.20.15 (Special Standards for Cannabis Facilities) of the Palm Springs Zoning Code (PSZC) to alter the exterior of an existing cannabis facility, Hightend, located at 3395 North Indian Canyon Drive (APN: 669-452-063), Zone C-M.
- B. On October 19, 2020, the Architectural Advisory Committee (AAC) reviewed the proposed project and voted unanimously for the project to be continued for further review.
- C. On April 19, 2021, the Architectural Advisory Committee (AAC) reviewed the revised plans submitted by the applicant and voted unanimously to recommend approval of the project to the City Council subject to conditions of approval.
- D. The conditions of approval recommended by the Architectural Advisory Committee (AAC) are the following:
1. All outdoor light fixtures to be installed at the same level with no exposed conduit. The outdoor lights shall be illuminated during the hours of operation.
 2. Two horizontal wooden elements on the front/south elevation of the building shall be improved.
 3. A physical barrier (a curb or bollards) shall be installed in the area between the parking lot and sidewalk. Add landscaping materials along the southern border of the parking lot.
- E. On May 27, 2021, the City Council held a regularly scheduled meeting and reviewed the project in accordance with applicable law, and carefully considered all of the evidence presented in connection the project, including but not limited to the staff report and all written and oral testimony presented.
- F. Due to the project involving a cannabis facility, the City Council shall review and make a decision on this project, in accordance with Palm Springs Zoning Code Section 93.23.15(F)(3) of the Palm Springs Zoning Code.
- G. The proposed project is considered a "project" pursuant to the terms of the

California Environmental Quality Act ("CEQA"), and has been determined to be Categorically Exempt as a Class 1 exemption (Existing Facilities) pursuant to Section 15301 of the CEQA Guidelines, because the project involves minor alterations to an existing building.

H. Pursuant to Section 94.04.00(D) of the Palm Springs Zoning Code, the City Council finds:

The City Council has examined the material submitted with the architectural approval application and has examined specific aspects of the design and determined the proposed development will (1) provide desirable environment for its occupants; (2) is compatible with the character of adjacent and surrounding developments, and (3) aesthetically it is of good composition, materials, textures and colors. The City Council's evaluation is based on consideration of the following:

- 1. 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.*

The project proposes to repaint the exterior of the existing commercial building which was constructed in 1947. The building is located in a lineal orientation facing a parking lot to the south, and a planting bed separates two rows of parking spaces. Vehicular access to the site is provided on North Indian Canyon Drive and West San Rafael Drive. The project is not proposing to alter the site layout, orientation, location of the building, or vehicular circulation pattern. The east-end parking stall is located immediately adjacent to the public sidewalk on North Indian Canyon Drive, and there is no physical barrier between the parking stall and the sidewalk. To ensure that there will be no vehicle backing onto the adjacent sidewalk, staff recommends the implementation of a condition of approval which requires the installation of a physical barrier between the parking lot and sidewalk as recommended by the AAC (Condition of Approval PLN 3). With the implementation of the condition of approval, the project meets this finding.

- 2. 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;*

The project site is located on a corner lot in an industrial area. The parcels located diagonally southeast to the site and the one directly adjacent to the south are both undeveloped. The site is adjacent to a commercial building to the north which is painted in beige. While the difference in paint colors found at the site and the immediate adjacent building to the north is somewhat acute, the site's corner location facing a major thoroughfare and being adjacent to vacant parcels reduce the impact of the paint colors. A majority of the industrial buildings found within the site's vicinity are white, and the gray paint colors will accentuate the pattern of the industrial neighborhood.

3. *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;*

The project proposes the application of a new coat of paint and the installation of new light fixtures. The project will not alter the physical features of the building such as the building height, massing, or walls. There is not mechanical equipment installation proposed.

4. *Building design, materials and colors to be sympathetic with desert surroundings;*

Gray is a desert-neutral color, which is commonly applied to commercial façade in the City. Hence, it is sympathetic with desert surroundings. The overall building design has not been changed. The two unfinished horizontal wooden elements stand out. If the features were to remain as a part of the overall building design, they will need to be painted in the color that matches the building for visual consistency with the rest of the building. Therefore, staff recommends Condition of Approval PLN 2 to be implemented for the project to meet this finding.

5. *Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously;*

Lighter 'Night Mission' paint is applied to the stucco wall, and architectural accents are painted in darker 'Anchor Gray' for contrast. The selected paint colors are complementary to each other, and the application of the colors is reasonable for the design of the building. Should the applicant wish to incorporate the two horizontal untreated wooden elements into the overall building design, the applicant will have to improve such features for visual and color consistency by painting them in the color that matches the building. Additionally, the illumination of the proposed light fixtures during the hours of operation will ensure that the fixtures will function as an accent against the dark building background. These are required in Conditions of Approval PLN 1 and PLN 2 and, with said conditions, the project meets this finding.

6. *Consistency of composition and treatment;*

'Night Mission' is applied to stucco walls and 'Anchor Gray' is applied to minor architectural features such as the cornice for accent. The composition and application are consistent throughout the site. On the other hand, the alignment of the proposed light fixtures is not consistent. To ensure visual consistency, Condition of Approval PLN 1, as recommended by the AAC, requires the light fixtures to be installed at the same level with no exposed conduit. The project meets this finding with the implementation of the condition of approval.

7. *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;*

There is an existing landscape plan for the property, which was approved by the Planning Division in 2014. Since the landscape installation in 2014, a large amount of plant materials has been lost due to a lack of property maintenance. Following an action taken by the Code Enforcement Division in April 2021, the site's landscape was recently replenished and meets this standard. Property maintenance is required as stated in Palm Springs Zoning Code Sections 92.15.04 and 93.19.00 and Condition of Approval ADM 3.

8. *Signs and graphics, as understood in architectural design including materials and colors;*

The applicant is not proposing new signage as a part of this application.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS RESOLVES AS FOLLOWS:


That the findings and determinations reflected above are true, correct, and are incorporated by this reference herein as the cause and foundation for the action taken by and through this Resolution. Based upon the foregoing, the City Council hereby approves Case 3.1292 MAA, a Minor Architectural application to alter the exterior of an existing cannabis facility, Hightend, located at 3395 North Indian Canyon Drive, subject to the conditions stated in Exhibit A.

ADOPTED THIS 27TH DAY OF MAY 2021.



JUSTIN CLIFTON, CITY MANAGER

ATTEST:



ANTHONY J. MEJIA, CITY CLERK

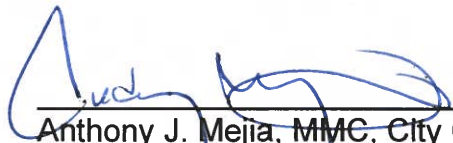
CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF PALM SPRINGS)

I, ANTHONY J. MEJIA, City Clerk of the City of Palm Springs, hereby certify that Resolution No. 24894 is a full, true, and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on May 27, 2021, by the following vote:

AYES: Councilmembers Garner, Kors, Woods, Mayor Pro Tem Middleton, and Mayor Holstege
NOES: None
ABSENT: None
ABSTAIN: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Springs, California, this 21st day of June, 2021.



Anthony J. Mejia, MMC, City Clerk
City of Palm Springs, California

EXHIBIT A

Case 3.1292 MAA
Hightend – 3395 North Indian Canyon Drive

May 27, 2021

CONDITIONS OF APPROVAL

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the Director of Planning Services, the Director of Building and Safety, or the Director of Community and Economic Development, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

ADMINISTRATIVE CONDITIONS

- ADM 1. Project Description. This approval is for the project described per Case 3.1292 MAA, except as modified by the conditions below.
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped January 19, 2021 on file in the Planning Division, except as modified by the conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 3.1292 MAA. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend,

indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

- ADM 6. Grounds for Revocation. Non-compliance with any of the conditions of this approval or with City codes and ordinances may result in proceedings to revoke the approval. In addition, violations of the City Codes and Ordinances will result in enforcement actions which may include citations, arrest, temporary business closure, or revocation of this permit in accordance with law.

PLANNING DEPARTMENT CONDITIONS

- PLN 1. All outdoor light fixtures to be installed at the same level with no exposed conduit. The outdoor lights shall be illuminated during the hours of operation.
- PLN 2. Two horizontal wooden elements on the front/south elevation of the building shall be painted to match the color of the building.
- PLN 3. A physical barrier (a curb or bollards) shall be installed in the area between the parking lot and sidewalk. Add landscaping materials along the southern border of the parking lot.
- PLN 4. Remove any unpermitted elements (e.g. battery-powered light fixtures, a flood light directed towards the banner on the south elevation) within 14 days of the approval of this application.
- PLN 5. Immediately remove the temporary banner(s) which are installed on the south and north elevations of the building.
- PLN 6. Street and parking-lot facing windows and door in the reception area shall be transparent.

END OF CONDITIONS



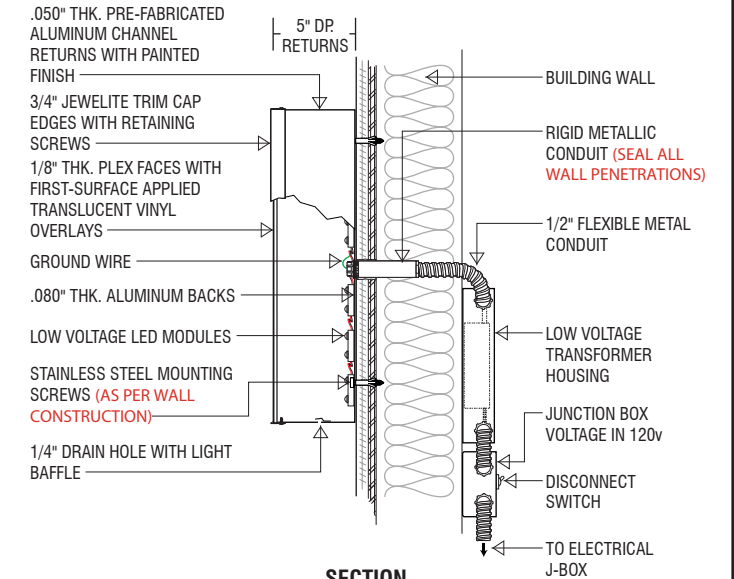
signs specs

Internally Illuminated
Lexan thickness: 1/8" acrylic
Aluminum Thickness: .040
Face Color: Green/White
Return Color: Black
Mounting: Back
Standoff: Flush
LED Color: White
w/ Photocell

Building Linear Footage
40 Sqft

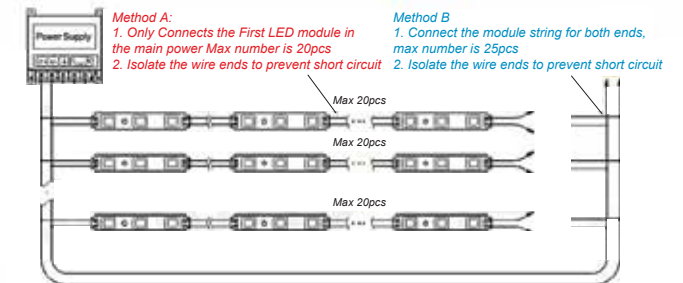
Sign SqFt **Sign2(cross)SqFt**
22.29sqft **7 Sqft**

**Lit Channel Letters
(Front Illuminated)**



SIGN TO BE UL APPROVED AND BEAR UL LABEL
PLEX FACED CHANNEL LETTERS WITH LED ILLUMINATION

LED Illuminated Diagram



UL Approval Components Consisting Of Low Voltage(12v) LED Modules, With Minimum Light Output Of 120 Lumens/ft.

CANYON
PRINT & SIGNS
67990 E. Palm Canyon Drive
Cathedral City, CA 92234

Business Name:
Hightend Dispensary + Lounge
Phone :
619-887-0024
Business Address:
3395 N. Indian Canyo Drive
Palm Springs, CA 92262
Designer:
GA
Date: 7-21-2021

Building Linear Footage
San Rafael
125 Ft
Indian Cyn
40ft
Sign SQFT
22.29 SqFt

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Client Approval

Landlord Approval



el Pl

W San Rafael Pl

W San Rafael Pl

W San Rafael Pl

an Canyon Dr

N Indian Canyon Dr

Indian Canyon Dr

Indian Canyon Dr

178

W San Rafael Dr

W San Rafael Dr

125ft

40ft