



ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: April 19, 2022

CONSENT

SUBJECT: CAPITOL GROWTH INVESTMENTS INC FOR PINEAPPLE EXPRESS DISPENSARY AND DELIVERY REQUESTING APPROVAL OF A SIGN PERMIT FOR TWO SIGNS, APPROXIMATELY SEVEN- AND ONE-HALF SQUARE FEET IN SIGN AREA PLACED ON THE PROPERTY PERIMETER BLOCK WALL AND ON THE FAÇADE OF AN EXISTING COMMERCIAL BUILDING LOCATED AT 695 SOUTH WILLIAMS ROAD, ZONE M-1. (CASE 22-018 SI) (RB)

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 proposed signs for an existing building located at 695 South Williams Road. The proposed signs will be approximately seven- and one-half square feet in sign area placed on the property perimeter block wall and on the facade of an existing building. Business signage for a cannabis dispensary is subject to Section 93.23.15(F)(3)(a) for architectural review.

RECOMMENDATION:

That the Architectural Review Committee approve the application as submitted.

BUSINESS PRINCIPAL DISCLOSURE:

The applicant has filed a Public Integrity Disclosure form that is attached at the end of this report.

BACKGROUND INFORMATION:

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
1978	Building constructed.
11/03/2021	Special Programs Department and the City Manager's Office approved the regulatory permit for operations of a cannabis dispensary and

	distribution facility.
09/23/2019	Building Department issued permits for tenant improvements.

STAFF ANALYSIS:

<i>Site Area</i>	
Net Acres	.31 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 and 93.20.10(C)(5) multiple frontage lot as part of the sign application (22-018 SI).

ZONING CODE REQUIREMENTS:

Pursuant to Palm Springs Zoning Code Section 92.09.01(A)(4), cannabis dispensaries and cannabis lounges are permitted in the M-1 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.

Main Identification Signs		
Allowed	Proposed	Compliance
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).	Sign request at 7.5 sq ft	Yes
Multiple frontage lots/ corner lot. All sign areas allowed in this section shall be allowed on each frontage of a multiple frontage lot; provided that, the same use of the property extends through from street to street.	Additional sign at 7.5 sq. ft	

SIGN DESIGN:

The proposed signs will have a maximum size of 7.5 square feet and will be an illuminated, black cut out light boxes. The new signs will be located on the south side of the building above the tenant suite and the property perimeter wall facing east on Williams Road providing visibility for customers patronizing the business.

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 signs comply with the PSZC and are appropriate sizes. The proposed location on the south elevation and east facing block wall will provide proper wayfinding for customers locating the site.	

CONCLUSION:

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

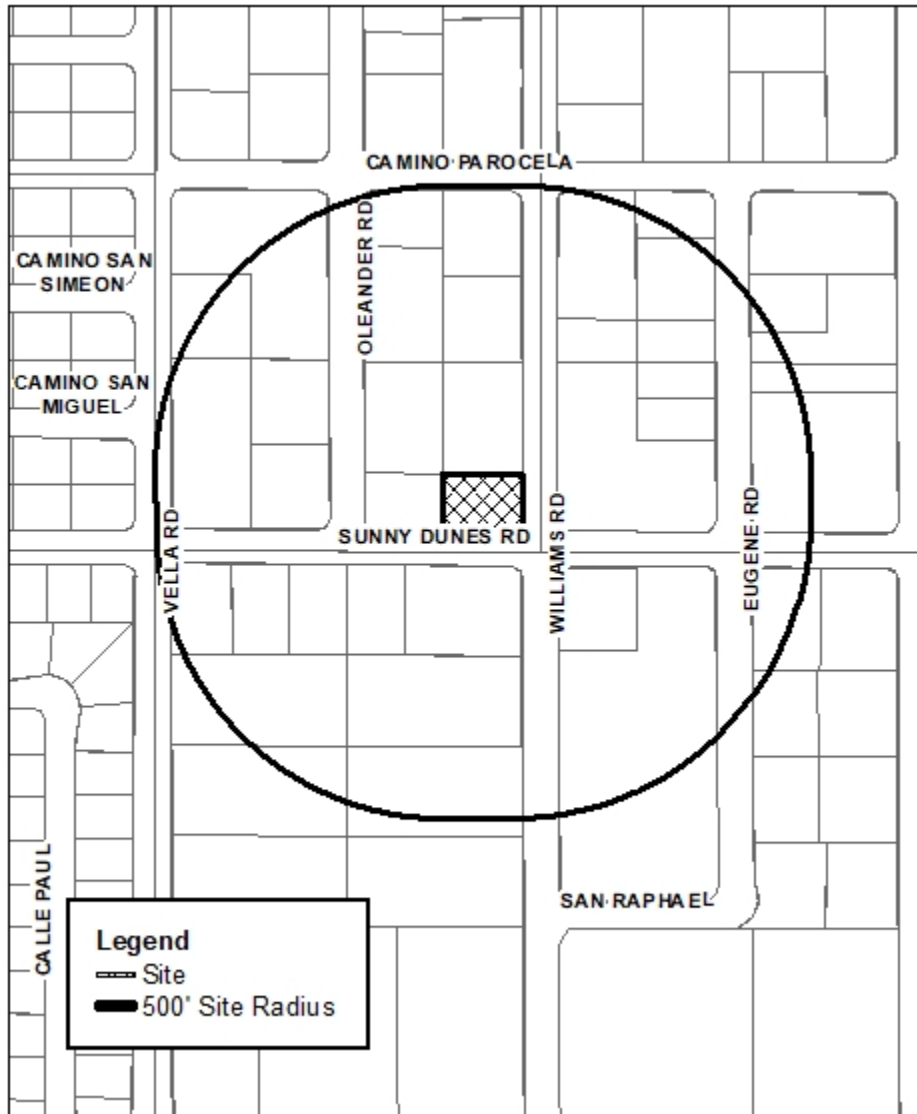
PREPARED BY:	Richard Bruno, Planning Technician
REVIEWED BY:	David Newell, AICP, Assistant Planning Director

ATTACHMENTS:

1. Vicinity Map
2. Public Integrity Disclosure Form
3. Sign Plans



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
695 South Williams Road
Pineapple Express Cannabis Dispensary




PUBLIC INTEGRITY DISCLOSURE APPLICANT DISCLOSURE FORM

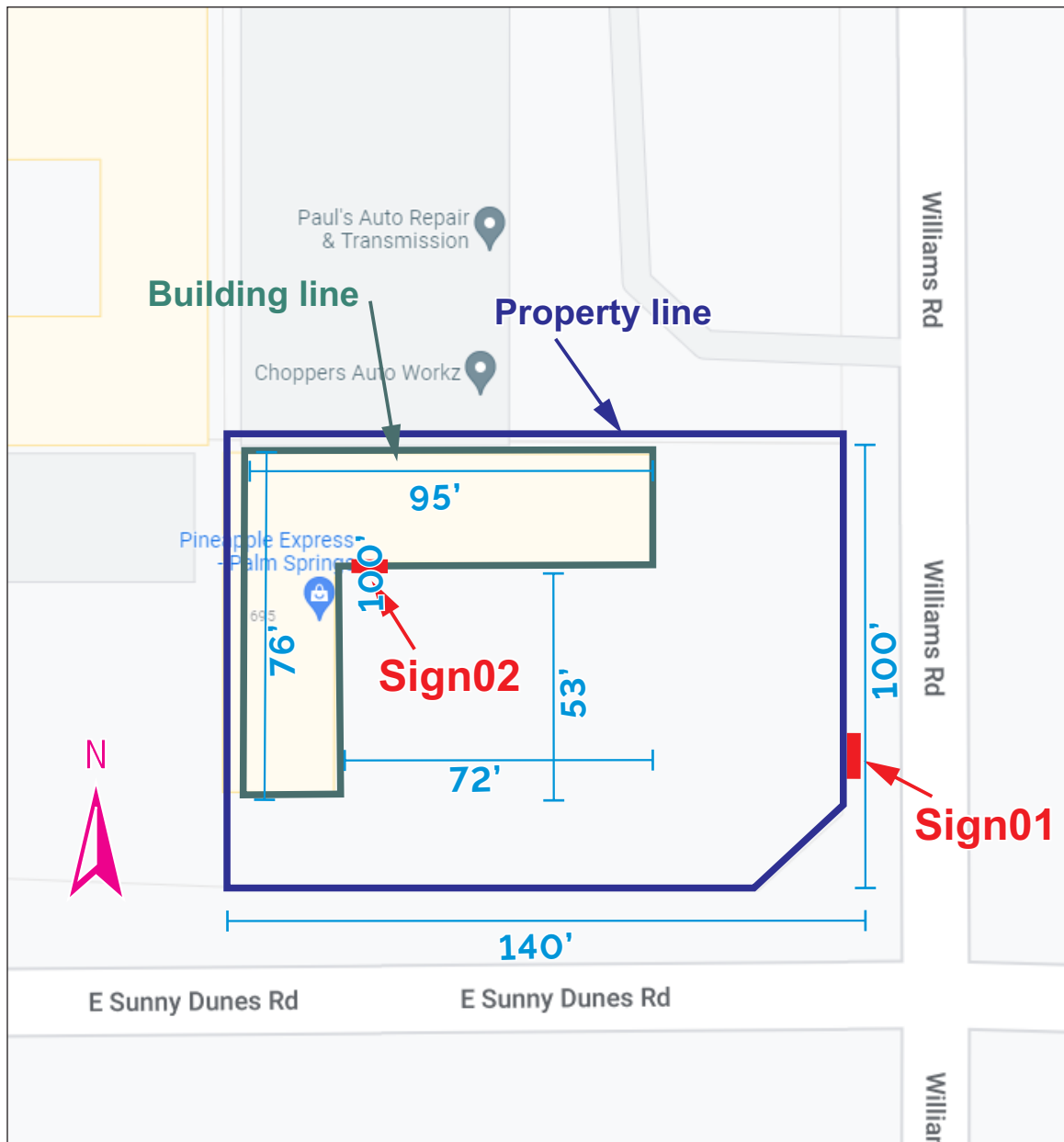
1.	Name of Entity CAPITAL GROWTH INVESTMENTS, INC.						
2.	Address of Entity (Principle Place of Business) 695 S. WILLIAMS ROAD, PALM SPRINGS, CA 92264						
3.	Local or California Address (if different than #2) 10351 SANTA MONICA BLVD. SUITE 420 LOS ANGELES CA 90025						
4.	State where Entity is Registered with Secretary of State CALIFORNIA <i>If other than California, is the Entity also registered in California?</i> <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) <i>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</i> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 45%; border-bottom: 1px solid black; padding-bottom: 5px;"> JAIME ORTEGA <div style="text-align: center;">[name]</div> </td> <td style="padding: 5px;"> <input checked="" type="checkbox"/> Officer <input checked="" type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other _____ </td> </tr> <tr> <td style="border-top: 1px solid black; border-bottom: 1px solid black; padding: 5px;"> _____ <div style="text-align: center;">[name]</div> </td> <td style="padding: 5px;"> <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other _____ </td> </tr> <tr> <td style="border-top: 1px solid black; padding: 5px;"> _____ <div style="text-align: center;">[name]</div> </td> <td style="padding: 5px;"> <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other _____ </td> </tr> </table>	JAIME ORTEGA <div style="text-align: center;">[name]</div>	<input checked="" type="checkbox"/> Officer <input checked="" type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other _____	_____ <div style="text-align: center;">[name]</div>	<input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other _____	_____ <div style="text-align: center;">[name]</div>	<input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other _____
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7. Owners/Investors with a 5% beneficial interest in the Applicant Entity or a related entity	
EXAMPLE	
<i>JANE DOE</i>	<i>50%, ABC COMPANY, Inc.</i>
_____	_____
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
A. AUSTIN TODD	20%, CAPITAL GROWTH INVESTMENTS, INC.
_____	_____
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
B. JAIME ORTEGA	80%, CAPITAL GROWTH INVESTMENTS, INC.
_____	_____
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
C.	
_____	_____
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
D.	
_____	_____
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
E.	
_____	_____
[name of owner/investor]	[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
	3-5-22

SITE PLAN



Approved by landlord /
Property management company

Scope of work

- Sign 01 Front lit Sign
- Sign 02 Front lit Sign

Address

695 Williams Rd,
Palm Springs, CA 92264

SIGN DIMENSIONS

Sign1 and Sign2

7.5sq feet



SIGN RENDERING

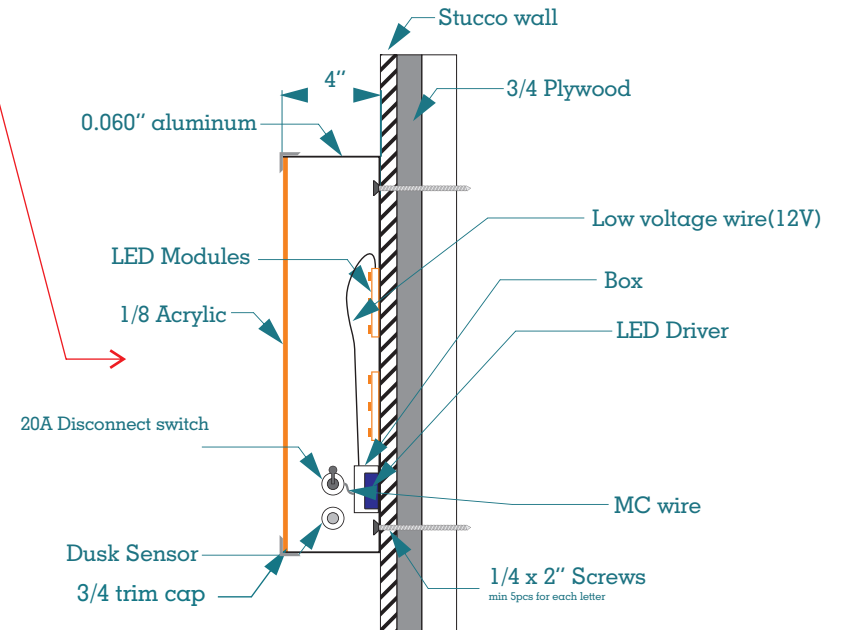
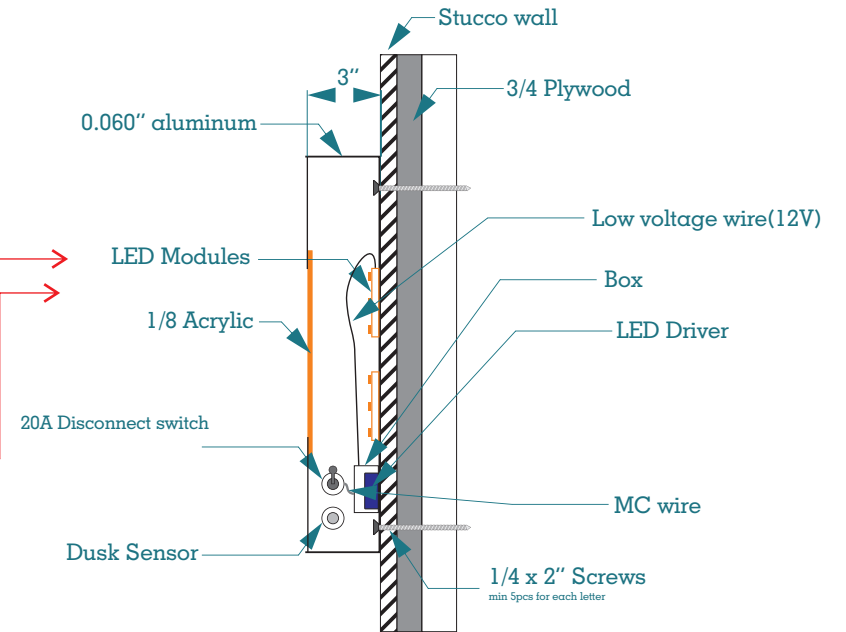


SIGN RENDERING



SIGN DETAILS

Sign1 and Sign2



PLOT PLAN

